

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

MARCH 13, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 13, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Marzari,
Massey, Pendakur, Rankin and
Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Kerrisdale Elementary School, under the direction of Mrs. Kero.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' Committee was not in agreement that one of the items be 'In Camera' and therefore it was the view that the item should be dealt with by Council in open session.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated March 6, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Car Wash:
2786 West 16th Avenue

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

2. Procedure By-law

The Council further considered clause 4 of the report of the Standing Committee on Finance and Administration, dated February 22, 1973, and dealing with the Procedure By-law.

cont'd....

Regular Council, March 13, 1973 2

UNFINISHED BUSINESS (cont'd)

Procedure By-law (cont'd)

After due consideration of the various clauses in the Procedure By-law, referred to in this report, it was,

MOVED by Ald. Bowers,

THAT the proposed changes as recommended re the following clauses of the Procedure By-law be adopted:

Clauses 3, 4, 9, 10, 24, 29, 34, 52, 57, 58,
60, 60A, 61 and 65

- CARRIED UNANIMOUSLY

The Council dealt with recommendations respecting the following clauses of the Procedure By-law as shown hereunder:

Clause 17: first paragraph, re proposal that presiding officer to excuse from voting

MOVED by Ald. Volrich,

THAT the change proposed by the Committee be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari,
Pendakur and Rankin voted in the negative)

Clause 17: second paragraph, re not voting and being declared, therefore, in the affirmative

MOVED by Ald. Bowers,

THAT the change proposed by the Committee be approved.

- CARRIED UNANIMOUSLY

Clause 31: first paragraph, re not being able to call for notice once debate has commenced

MOVED by Ald. Rankin,

THAT the proposal be not approved but rather the present wording in the Procedure By-law be retained.

- CARRIED UNANIMOUSLY

Clause 31: second paragraph, providing that notice of motion need not be read to the meeting if previously distributed

MOVED by Ald. Rankin,

THAT the change proposed by the Committee be approved.

- CARRIED UNANIMOUSLY

Clause 63: re members of Council attending meetings of which they are not members

MOVED by Ald. Bowers,

THAT this section be changed to read as follows:

"Members of the Council may attend meetings of the Committees of which they are not members and may take part in discussion and debate but shall not vote".

- CARRIED UNANIMOUSLY

cont'd.....

Regular Council, March 13, 1973 3

UNFINISHED BUSINESS (cont'd)

Procedure By-law (cont'd)

Although not reported upon by the Committee, reference was made to the present Section 51 of the Procedure By-law in which the various steps for passing a by-law are set out. After due consideration, it was,

MOVED by Ald. Linnell,

THAT the Corporation Counsel be asked to review this section and report at a future meeting with his opinion in regard to this procedure.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Canada Conference for
Abortion Law Repeal: Delegation Request

MOVED by Ald. Rankin

THAT the request of the Canadian Women's Coalition to Repeal the Abortion Laws, to appear before the Council be approved.

- CARRIED

(Aldermen Bowers, Massey and Marzari
voted in the negative)

2. Delegation Request:
The Right to Life Society of B.C.

MOVED by Ald. Rankin,

THAT the request of the Right to Life Society of B.C. to appear before the Council, should the Council hear a delegation from the Canadian Women's Coalition to Repeal the Abortion Laws, be approved.

- CARRIED

(Aldermen Marzari and Massey voted in
the negative)

(It was agreed both delegations would be heard later this evening in view of the date of the Canada Conference for Abortion Appeal to be held in Toronto March 16 to 18, 1973.)

3. Harness Racing: P.N.E.

A request was noted from the B.C. Standardbred Association asking an opportunity to appear before Council in respect of use of the P.N.E. park for harness racing during the off season.

During consideration of this matter debate ensued on whether the delegation should be heard by the Council or by the P.N.E. It was finally,

MOVED by Ald. Rankin,

THAT the delegation be heard by Council.

- CARRIED

(Aldermen Bowers, and Marzari voted in
the negative)

(The Mayor advised it would be suggested to the organization that they may wish to have their delegation heard by the P.N.E., otherwise the Council will receive their delegation)

Regular Council, March 13, 1973 4

COMMUNICATIONS OR PETITIONS (cont'd)

4. Expropriation for New Runway:
Airport

The Council noted the following telegram from Mr. L.W.F. Beasleigh, Special Projects, Ottawa:

"YOU WILL BE AWARE OF MINISTER'S STATEMENT OF MARCH 2nd, ANNOUNCING THE GOVERNMENT WILL PROCEED TO COMPLETE EXPROPRIATION OF LAND. THERE IS TO BE A MASTER PLAN STUDY OF THE AIRPORT AND ARRANGEMENTS ARE BEING MADE TO INCLUDE AN ENVIRONMENTAL STUDY TO PROCEED IN PARALLEL. THE MINISTER PROPOSED TO HAVE TRI-LEVEL GOVERNMENT GROUP INVOLVEMENT I.E., FEDERAL, PROVINCIAL AND GREATER VANCOUVER REGIONAL DISTRICT "

MOVED by Ald. Hardwick,

THAT this information be received and referred to the Board of Administration to see that the matter is actively pursued and a report furnished to the Council following the tri-level Conference.

- CARRIED UNANIMOUSLY

5. Bicycle Infractions:
Criminal Records for Juveniles

At the meeting on February 6, 1973, the Council passed a motion of support to a resolution from the City of North Vancouver asking the Attorney General's Department to amend the law dealing with juveniles so as to permit bicycle violation enforcement without the juvenile incurring a criminal record. The Attorney General now replies as follows:

"I note the resolution of Vancouver City Council but would have to advise that the Province has no power to amend the provisions of the Juvenile Delinquents Act which includes within its definition of delinquency a violation of a Provincial or Municipal law. It is for the Federal authorities to amend the Juvenile Delinquents Act to delete such a reference before the Province could initiate any local legislation to deal with persons who are commonly referred to as juveniles. "

MOVED by Ald. Rankin,

THAT this matter be referred to the Corporation Counsel for review on the basis of considering all traffic violations in this category, and report back.

- CARRIED UNANIMOUSLY

6. Underground Arrangements:
Vancouver Centre
Delegation Request

The Council noted a delegation request from merchants in the area around the proposed Vancouver Centre development, Georgia and Granville Streets, asking they be heard with regard to proposed underground connections linking the proposed Vancouver Centre development with Block 52 and the Hudson's Bay Company.

MOVED by Ald. Linnell,

THAT the delegation be heard later this evening.

- CARRIED UNANIMOUSLY

Regular Council, March 13, 1973 5

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 9, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing clauses identified as follows:

- Cl. 1: Sewer Relocations and extensions in Frasersview
- Cl. 2: Installation of Water Mains - 1972 Capital Budget
- Cl. 3: Construction of Relief Storm Sewer on Station and Industrial Streets
- Cl. 4: Installation of Water Mains - 1973 Capital Budget
- Cl. 5: Proposed P.C. Concrete Sidewalks on Arlington, Blake and Frontenac Streets
- Cl. 6: Local Improvements - Initiative Principle: Strathcona Rehabilitation Project

MOVED by Ald. Hardwick,
THAT the foregoing report be adopted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing clauses identified as follows:

- Cl. 1: City Planning Commission - Stenographic Assistance
- Cl. 2: Investment Matters (Various Funds), January, 1973
- Cl. 3: Park Board: Prior Approval of 1973 Revenue and Capital Budget Items
- Cl. 4: Vancouver Museums and Planetarium Association Grant

MOVED by Ald. Bowers,
THAT, in respect of Clause 3 of the report, Part A re approval of \$38,500 for major repairs and renovations to park facilities, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT Part B (a) and (b) be adopted, with the exception of the item of \$15,000 relating to administrative office addition, which be deferred pending a further submission on the matter from the Park Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT Clauses 1, 2 and 4 of the foregoing report be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report of the Board of Administration and took action as follows:

Request for Direct Sale of Lands to Adjoining Owner
(Lot S/E corner Charles and Odium Streets and 17' strip
of Charles Street abutting Lots 3 & 4)- Clause 1

MOVED by Ald. Bowers,
THAT the direct sale of these properties to Storey Bros. Holdings Ltd., as referred to in this clause, be approved on the basis of the conditions set out in the clause.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, March 13, 1973 6

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

MOVED by Ald. Hardwick,
THAT Clauses 2, 3, 4 and 5 of this report, identified as follows, be adopted:

- Cl. 2: Acquisition for Park Site #10
367 East 8th Avenue
- Cl. 3: Lease Proposal: 260 Northern Street
Pt. Lot 25, Block A 2, D.L. 2037
- Cl. 4: Lease of Warehouse, 240 Northern Street
Lot 26 & Pt. Lot 25, Block A2, D.L. 2037
- Cl. 5: Sales: Residential

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
March 9, 1973

BUILDING AND PLANNING MATTERS

The Council considered this Department report, containing clauses identified as follows:

- Cl. 1: Proposed Amendment to Zoning & Development By-law to permit 'Marina' as a Conditional Use in RS-1 and M-1 and M-2 Districts
- Cl. 2: Development of Lands along the Fraser River between the Arbutus Street & Barnard Street Rights-of-Way
- Cl. 3: Development Permit Application #61167
1396 East 41st Avenue
- Cl. 4: Development Permit Application #61326
1705 East 12th Avenue
- Cl. 5: Sheraton Landmark

MOVED by Ald. Hardwick,
THAT Clauses 1, 3 and 4 of the foregoing report be adopted;

FURTHER THAT consideration of Clause 2 of the report be deferred to a future meeting when a Report Reference will be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT in connection with Clause 5 of the foregoing report, the delegation request be granted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

MOVED by Ald. Rankin,
THAT this Department report in regard to the Ambulance Service Contract be adopted.

- CARRIED UNANIMOUSLY

In considering the general question of ambulance service, Alderman Gibson advised he has discussed ambulance services with the Minister of Health and particularly the question of the Government taking over such service. After further discussion, it was,

MOVED by Ald. Volrich,
THAT a report be submitted by the Medical Health Officer from a medical point of view in respect of the ambulance service and a report by the Director of Finance be submitted with respect to financial aspects; it being understood Alderman Gibson will be reporting further to Council following meeting with the Minister of Health.

- CARRIED UNANIMOUSLY

Regular Council, March 13, 1973 7

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Standing Committee of
Council on Social Services
March 1, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: Public Housing and the Community
- Cl. 2: Classification Social Worker II
Department of Welfare & Rehabilitation
- Cl. 3: Chimo Tenants' Association
Recreation Proposal
- Cl. 4: Social Assistance - Special Employee Services
Extension of Community Service Program

Action was taken as follows:

It was agreed that Clause 1 of the report be deferred for consideration following a Report Reference later this day.

MOVED by Ald. Rankin,
THAT Clauses 2 and 4 of the report be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Clause 3 regarding Chimo Tenants' Association Recreation proposal be received for information, after including in the resolution of instruction to the Director of Planning and Civic Development and the Supervisor of Property & Insurance, the matter of investigating cost sharing.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee
on Finance and Administration
March 1, 1973

MOVED by Ald. Bowers,
THAT Clause 1 re Park Board Operating Budget be received for information.

- CARRIED UNANIMOUSLY

The Council took action as follows with respect to Clause 2 re Board of Administration Matters:

(a) Title of Commissioner

The Mayor directed that this item be considered at the next Council meeting.

(b) Appointment of Assistant to the Board of
Administration

MOVED by Ald. Marzari,
THAT this item be deferred for consideration at the next meeting of Council when a job description report will be submitted and when there will be discussion on other aspects of the matter.

- CARRIED

(Aldermen Bowers and Rankin voted in the negative)

cont'd....

Regular Council, March 13, 1973 8

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance and Administration (cont'd)

(c) Board of Administration By-law

MOVED by Ald. Bowers,
THAT Clause 2(c) be adopted.

- CARRIED UNANIMOUSLY

(d) Accommodation for the Board of Administration

MOVED by Ald. Bowers,
THAT Clause 2(d) be received for information.

- CARRIED UNANIMOUSLY

In Camera Guidelines (Clause 3)

MOVED by Ald. Volrich,
THAT Clause 3 be received and Alderman Volrich submit a
report on the subject matter to Council at its next meeting.

- CARRIED

(Aldermen Hardwick, Linnell, Massey, Pendakur and Rankin
voted in the negative)

Haro Park Site (Clause 4)

MOVED by Ald. Bowers,
THAT Clause 4 be adopted.

- CARRIED UNANIMOUSLY

Municipal Reference Branch Library
(Clause 5)

MOVED by Ald. Marzari,
THAT action on this Clause be deferred pending the receipt of
a report by Alderman Gibson with respect to the principle of
establishing a Municipal Reference Branch Library at City Hall.

- CARRIED

(Aldermen Bowers and Rankin voted in the negative)

Recognition: Lieut. Aubrey Neff
Vancouver Fire Department

During consideration of the foregoing report of the Standing
Committee on Finance and Administration, the Mayor on behalf of
the Council, presented a Bronze Medal to Lieut. Aubrey Neff of the
Vancouver Fire Department as granted by the Royal Canadian Humane
Association in recognition of Mr. Neff's bravery and courage in
saving a life at a fire. Mrs. Neff was presented with a corsage
by Alderman Linnell.

Following the presentation, a short recess was observed at
approximately 3:45 p.m. followed by an 'In Camera' meeting, and
the Council reconvened in open meeting with the same personnel
present at approximately 4:25 p.m.

Regular Council, March 13, 1973 9

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Development Permit Application #59003:
Rivtow Straits Limited

In considering the report of the Deputy Director of Planning and Civic Development dated March 12, 1973, regarding Development Permit Application #59003, for a shipyard for Rivtow Straits Ltd., 8550 Victoria Drive, it was noted there were several delegation requests.

MOVED by Ald. Hardwick,

THAT this report be referred to the Standing Committee on Community Development for consideration and negotiation, including the hearing of delegations, and subsequent report back to Council.

- CARRIED

(Alderman Rankin voted in the negative)

F. Cancellation of Contract for Replacement
Pumps at Skeena Sewage Pumping Station

The Board of Administration under date of March 12, 1973, reported as follows:

"The City Engineer and Purchasing Agent report as follows:

'Tenders for three pumps for the above station closed on May 15, 1972. The low bid from Mid-Western Compressor for the supply of Patterson pumps at a total cost of \$10,149.30 was accepted and a purchase order issued on July 13, 1972. The manufacturers data was approved by the City on August 21 and forwarded to the Patterson Pump Co. on August 24. The supplier contracted to deliver twelve weeks from the receipt of a purchase order and therefore, the latest anticipated delivery date should have been not later than November 20.

After numerous communications, both written and verbal, with Mid-Western and Patterson Pump, and several delivery dates, none of which have been met, the Purchasing Agent was requested to make arrangements to cancel the contract if delivery could not be made by February 28, 1973. Since that date, several unsuccessful attempts have been made to obtain, in writing, a firm shipping date. Finally, on March 6th, 1973, the Purchasing Agent received a wire stating that one pump was scheduled for shipment on March 7th, 1973, but we still have not received routing or waybill information which will enable us to verify shipment.

This is the first time this particular manufacturer has been selected to supply to the City. In view of the supplier's failure to make delivery as contracted, it cannot be expected that they will perform any better in the supply of spare parts. This could be critical in the operation of the sewage pumping station which must be kept operable at all times.

The City Engineer and Purchasing Agent RECOMMEND that the contract be terminated under the appropriate contract clause and that the supply of pumps be awarded to the next highest acceptable bidder, Prodec Pump Equipment Ltd. who have offered to supply three Allis Chalmers pumps at a cost of \$13,164.90. This is an increase of \$3,015.60 over the original contract price but is justified by a better service situation. This supplier is already providing service to similar units now being operated by the Greater Vancouver Regional District.'

Your Board RECOMMENDS that the foregoing report of the City Engineer and Purchasing Agent be adopted."

MOVED by Ald. Bowers,

THAT the foregoing recommendation of the Board of Administration be adopted.

- CARRIED UNANIMOUSLY

Regular Council, March 13, 1973 10

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee
on Community Development
March 8, 1973

MOVED by Ald. Volrich,
THAT the report of the Standing Committee on Community Development under date of March 8, 1973, and dealing with the Pacific National Exhibition matter, be received for information.

- CARRIED UNANIMOUSLY

Retired Pacific National
Exhibition Directors

MOVED by Ald. Linnell,
THAT the recently retired members of the Pacific National Exhibition be extended the appreciation of the Vancouver City Council for their many years of service with the P.N.E.

- CARRIED UNANIMOUSLY

H. Report of the Joint Standing
Committees on Civic and Community
Development - March 8, 1973

MOVED by Ald. Hardwick,
THAT the report of the Joint Standing Committees on Civic and Community Development dated March 8, 1973, re West End Local Area Planning Programme, be adopted.

- CARRIED UNANIMOUSLY

I. Report of Special Committee
re Detoxification Centre
Society Unit - March 1, 1973

The Special Committee re Detoxification Centre Society Unit submitted the following report:

" A meeting of the Special Committee re Detoxification Centre Society Unit, which Committee comprises Alderman Rankin, Alderman Harcourt, Commissioner Ryan and Dr. Bonham, M.H.O., was held in No. 1 Committee Room, third floor, City Hall, on Thursday, March 1, 1973, at approximately 9:00 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Harcourt
Commissioner Ryan

ALSO PRESENT: Mr. J.C. Karpoff, Executive Secretary
Vancouver Detoxification Centre Society
Staff. Inspector Brown, Vancouver City Police
Mr. P. Leckie, Director of Finance
Mr. G. Pokorny, Interim Detoxification Unit
Mr. E.W. Marshall, Property & Insurance Dept.
Mrs. L. Hendry, Vancouver Detoxification
Centre Society
Miss Boerkamp, Alcoholism Foundation
Mr. A. Langley, Ass't. Director, Construction
and Maintenance Division
Mr. P. Stagg, Construction and Maintenance
Division
Mr. P. Davies, Social Planning Department
Mr. M. Colcleugh, Welfare and Rehabilitation
Department
Dr. Kennedy, Provincial Government Representative
Dr. J. Dick, Vancouver Detoxification Centre
Society

Your Committee submits the following recommendations to Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

RECOMMENDATION

1. PROPOSED CHANGES IN LEGISLATION DEALING WITH ALCOHOLICS

Council, on November 7, 1972, adopted the following recommendation of the Standing Committee on Health and Welfare:

'That legislation similar to the Mental Health Act be developed to allow for mandatory medical treatment for the chronic alcoholic and that copies of this legislation be sent to the appropriate organizations for review'.

The Special Committee re Detoxification Centre Society on January 24, 1973, requested the Vancouver Detoxification Centre Society to draft proposed changes in legislation dealing with acoholics for consideration.

Your Committee had before it for consideration a draft of the proposed changes in legislation dealing with acoholics prepared by the Executive Director of the Detoxification Centre Society. The Committee reviewed it in detail and,

RECOMMENDED that Council approve the Proposed Changes in Legislation dealing with Alcoholics as amended this date for subsequent referral to the Attorney-General for consideration. (Copy of proposed change in Legislation is attached)

2. PROPOSED DETOXIFICATION UNIT - ESTIMATED COST

Council, on November 7, 1972, adopted the following recommendations of the Standing Committee on Health and Welfare:

- '(1) That Council support in principle the immediate development by the Vancouver Detoxification Centre Society of a 60 - 75 bed detoxification unit to remove the majority of alcoholics from the City jail.
- (2) That Council support in principle a cost sharing arrangement where the City commits up to \$300,000.00 towards the provision and equipment of the facility and the Province provides the operating cost through a per diem rate.
- (3) That a Special Committee of Council and City staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local Hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council.'

On February 14, 1973, this Special Committee instructed the Assistant Director of Construction and Maintenance, in consultation with Staff Inspector Brown, the Medical Health Officer, and the Executive Director of the V.D.C.S., to prepare an inventory and conceptual sketches of the proposed unit.

Your Committee had for consideration today, Mr. Langley's preliminary inventory of functional requirements and conceptual sketches of the proposed unit. The plan is for an 11,600 sq.ft. two-storey building, the main floor being an intake section to include an observation area, and the second floor being the residential section comprising 10 men's dormitories housing four persons in each, and 1 women's dormitory for 5 persons, plus counselling rooms. The estimated cost of a structure of these dimensions is \$500,000.

The Supervisor of Property and Insurance had investigated possible sites within the general boundaries of Cambie Street, Clark Drive, Great Northern Way and 16th Avenue. Mr. Marshall of the Property and Insurance Department reported there are two possible sites which could accommodate a building of the proposed size in this area. The cost of acquisition of either one of these sites is estimated to be \$100,000. The Committee agreed to defer specific discussion of these sites until they had viewed them and that discussions on these sites be 'In Camera' at a future meeting.

RECOMMENDED that Council be advised that the Special Committee re Detoxification Centre Society Unit estimates the cost of a 45-bed detoxification unit, with 28 ancillary beds for receiving and short-term treatment, to be \$600,000 (\$100,000 for the site and \$500,000 for building) and that Council refer this estimate to the Standing Committee on Finance and Administration for review and consideration re sources of funding of the proposed unit."

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

A copy of the Proposed Legislative Changes referred to in Clause 1, are on file in the City Clerk's Office.

Alderman Rankin, the Chairman, advised that Council Committee members expressed reservations with regard to item II (1) in the Proposed Legislative Changes, dealing with mandatory detention of an alcoholic; the view being expressed there should be an appeal procedure.

MOVED by Ald. Rankin,
... THAT the foregoing recommendations in Clauses 1 and 2 of the report of the Special Committee re Detoxification Centre Society Unit, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
... THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
... THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing and Stopping Up - Portion
of Georgia Street West of the Lane
West of Main Street

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
... THAT WHEREAS the City of Vancouver is the owner of all the streets, and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the exchange of lands, between the City of Vancouver and British Columbia Hydro and Power Authority requires the closing of a portion of Georgia Street west of the lane west of Main Street;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 184 lying to the west of a line joining the south easterly corner of Lot 11, Block 18, District Lot 196, Plan 184, to the north easterly corner of Lot 22, Block 19, said District Lot 196; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 16, 1972, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Regional Parks: Proposed
Mill Rate Increase

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

THAT WHEREAS the mill rate for the Greater Vancouver Regional District Parks has been .35 for a great number of years;

AND WHEREAS it is becoming increasingly apparent that the sum raised by this particular mill rate is unsatisfactory;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council instruct its delegates to the Greater Vancouver Regional District to support an increase in the levy for regional parks from .35 to .5 mills.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari,
Volrich and Mayor Phillips voted in the negative)

NOTICE OF MOTION

Value Resulting from Rezoning

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

MOVED by Ald. Rankin,

THAT WHEREAS the rezoning of land by City Council at the request of developers has invariably resulted in a great increase in the market value of the land concerned;

AND WHEREAS these increased values have been created by the development of the surrounding community and, therefore, rightfully belong to society as a whole and not to any individual speculator or developer;

THEREFORE BE IT RESOLVED THAT Vancouver City Council follow the example of Great Britain in the Land Commission Act of 1967 and request the Provincial Government to implement the necessary changes in the City Charter to ensure that at least 50 per cent of the new value created by re-zoning accrue to the City and are used for the benefit of its citizens who created these values in the first place.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Senior Citizens' Project:
Mennonite Senior Citizens'
Society

referred to the concern of the Mennonite Senior Citizens' Society with respect to the delay in handling their application for a senior citizens project near Bruce and 41st Avenue.

Commissioner Ryan advised that he now has a report which will be submitted to Council at the next meeting.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt -
Development Permit
Applications (Kitsilano)

advised of a request from the Kitsilano Area Resources Assoc. that they be provided with information on any applications relating to the action of Council on March 6, 1973, respecting surface parking in their area fronting Broadway.
The Deputy City Clerk advised that it was his understanding the letter from the organization was asking for information from time to time on any Development Permit Applications for the Kitsilano area.

The Mayor pointed out that the communication would be submitted to Council next week.

Mayor Phillips -
Information Booth

advised that the Information Booth on the main floor of the lobby of the City Hall will be officially opened at 3:00 p.m. on Thursday, March 15, 1973, and any members of Council available are invited to be in attendance.

The Council recessed at 5:40 p.m. to reconvene at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

REPORT REFERENCE

Public Housing and the Community

The Council further considered Clause 1 of the March 1st report of the Standing Committee on Social Services re Public Housing and the Community and, in this regard, received a report explanation from a representative of the Social Planning Department. Following a question period it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT Clause 1 of the report of the Standing Committee on Social Services dated March 1, 1973, respecting public housing and the community, be received.

- CARRIED UNANIMOUSLY

Regular Council, March 13, 1973 15

DELEGATIONS AND UNFINISHED BUSINESS

Installation of Service Station Car Wash:
2786 West 16th Avenue

The Council considered Clause 6 of the report of the Board of Administration (Building and Planning matters), dated January 5, 1973, in regard to a development permit application of Shell Canada Limited to alter existing gasoline service station at 2786 West 16th Avenue by converting one of the existing service bays to an automatic car wash. It was noted the Technical Planning Board recommends the application be refused being considered an unsuitable form of development in the area. The Council noted that the Vancouver City Planning Commission did not endorse the Technical Planning Board recommendation.

A representative of the Company appeared and filed a brief dated March, 1973, in support of the company's application.

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,

THAT this development permit application be refused.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS

Abortion Law Repeal

The Council received a delegation representing the Canadian Women's Coalition to Repeal the Abortion Laws asking the Council endorsement of their position to repeal these laws and asking for financial support for the Conference which will be held in Toronto March 16 to 18, 1973. A representative of the Right to Life Society of B.C. appeared against the request.

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,

THAT the City Council go on record as endorsing the request to repeal the abortion laws in respect of the repeal of three sections of the Criminal Code dealing with abortion.

- CARRIED

(Alderman Volrich voted in the negative)

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,

THAT no funds be approved at this time as per the request received.

- CARRIED UNANIMOUSLY

Underground Connections:
Vancouver Centre Development

Representatives of merchants in the 500 block Granville Street and nearby streets appeared in support of a petition, dated March 8, 1973, asking the Council disallow underground extensions between the new Birks Building complex, Pacific Centre and/or the Hudson's Bay Company for use for retailing, believing such would be detrimental to street level retailers.

cont'd.....

Regular Council, March 13, 1973 16

DELEGATIONS AND COMMUNICATIONS (cont'd)

Underground Connections:
Vancouver Centre Development (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the Council rescind as much of the related March 6th
resolution as approves an underground retail area.

(tabled)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the motion of Alderman Harcourt be tabled for one week
to permit the Corporation Counsel an opportunity to consider the
legal implications of the proposed rescinding motion;

FURTHER THAT no development permit be issued in the
meantime.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:15 p.m.

The foregoing are Minutes of the Regular Council meeting
dated March 13, 1973, adopted on March 20, 1973.


MAYOR


CITY CLERK

A-1

BOARD OF ADMINISTRATION(WORKS) 1

March 9, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Sewer Relocations and Extensions in Fraserview

"In order to permit the City to resubdivide several properties, thus creating 14 additional residential lots on Ancaster Crescent in Fraserview, it is necessary to do sewer relocation and extension work.

The total estimated cost of this work is \$24,000.

I RECOMMEND that \$24,000 be appropriated from the 1972 Capital Budget account 'City Subdivisions - Unallocated', Account Code 118/7901."

Your Board RECOMMENDS that the foregoing be approved.

2. Installation of Water Mains - 1972 Capital Budget

"The following water main installations are required prior to 1973 paving:

WATER MAIN PROJECT 212

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
Balsam Street	1st Avenue	4th Avenue
Garden Drive	McGill Street	Eton Street

WATER MAIN PROJECT 215

<u>Street or Avenue</u>	<u>From</u>	<u>To</u>
8th Avenue	Manitoba Street	Quebec Street

The estimated cost of Project 212 is \$23,000 and Project 215 is \$14,000.

I RECOMMEND that water mains be installed on the above-mentioned streets and that \$23,000 for Project 212 and \$14,000 for Project 215 be appropriated from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated' Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. Construction of Relief Storm Sewer on Station and Industrial Streets

"In order to provide relief for the currently overloaded storm sewer which carries flow from the Scotia and Carolina trunk storm sewers to the south, it is necessary to construct a 54-inch diameter relief storm sewer along Industrial Avenue and Station Street to Terminal Avenue.

The estimated cost of this project is \$257,000.

Funds for this project may be obtained from the following sources:

Board of Administration

March 9, 1973 (WORKS - 2)

- a) there is currently a balance of \$150,000 in the account for sewerage of Champlain Heights Areas E & F. As this work will not be done during the 1972 Capital Budget period, these funds should be released for immediate use on this project.
- b) there is a further \$107,000 available from the account for sewer construction in the area bounded by Columbia, Georgia, Granville and Water Streets which will not be required during the 1972 Capital Budget period and may be released for immediate use on this project.

I RECOMMEND that \$257,000 be appropriated from the 1972 Sewers Capital Budget as follows:

- A) \$150,000 from Account 118/2001 "Local Sewerage Areas E & F, Champlain Heights."
- B) \$107,000 from Account 118/6104 "Area Columbia, Georgia, Granville and Water."

Your Board RECOMMENDS that the foregoing be approved.

4. Installation of Water Mains - 1973 Capital Budget

"As part of the redevelopment work in the Downtown West End, it is anticipated that some sections of the sub area west of Denman Street will be ready for repaving in the Fall of this year, and full repaving completed in 1974.

In order to improve the system for fire protection, it is necessary to replace small diameter water mains prior to repaving on the following streets:

<u>Street</u>	<u>From</u>	<u>To</u>
Albarni Street	Chilco Street	Denman Street
Robson Street	Chilco Street	Denman Street
Haro Street	Lagoon Drive	Denman Street
Barclay Street	Lagoon Drive	Bidwell Street
Comox Street	Park Lane	Denman Street
Chilco Street	Haro Street	Comox Street
Chilco Street & Lagoon Drive Intersection.		

The estimated cost for this work is \$196,000. Funds have been included in the 1973 Water Works Capital Budget under Reference No. 10-03-08.

I RECOMMEND that the above described work be approved and that the \$196,000 allotted for this purpose under Reference No. 10-03-08 of the 1973 Capital Budget be appropriated in advance of the 1973 Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Proposed P.C. Concrete Sidewalks on Arlington, Blake, and Frontenac Streets

The City Engineer reports as follows:

"We have been advised by the School Board, Department of Construction and Maintenance, that a new school, the Champlain Heights School, bounded by Frontenac and Blake Streets in the S.E. Sector, will be ready for occupancy in April of this year. The School Board has requested that we install concrete walks on these two streets abutting the school site.

....Cont'd

Clause No. 5 Cont'd

Frontenac and Blake Streets are currently opened in gravel. As can be seen from the attached plan, the school site itself is encompassed by park designated property which extends through to Arlington Street. It would therefore appear opportune to construct, at this time, concrete sidewalks abutting the full extent of the school and park sites, namely those lengths of Arlington, Blake, Frontenac Streets and 49th Avenue, so indicated on the plan. The balance of the improvements to these streets will be undertaken following City petition and applicable Local Improvement procedures.

The City Engineer considers it desirable in the public interest to construct these sidewalks.

The estimated construction costs for the concrete sidewalks are \$20,000. Funds for this work are available in 1972 Streets Capital Budget, Account Code Number 148/7913 'Walks Abutting Schools and Parks - Unallocated'.

I RECOMMEND that:-

The City Engineer be authorized to construct concrete sidewalks as indicated on the accompanying plan. Funds in the amount of \$20,000 be appropriated from Account Number 148/7913 'Walks Abutting Schools and Parks - Unallocated'."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

6. Local Improvements - Initiative Principle - Strathcona Rehabilitation Project

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavements and Curbs

Pender Street	..	Gore Avenue to Campbell Avenue
Keefer Street	..	Jackson Avenue to Campbell Avenue
Georgia Street	..	Jackson Avenue to Campbell Avenue
Union Street	..	Gore Avenue to Campbell Avenue
Atlantic Street	..	Malkin Avenue to Heatley Avenue
Dunlevy Avenue	..	Lane south of Hastings Street to Pender Street
Dunlevy Avenue	..	Union Street to Prior Street
Jackson Avenue	..	Lane south of Hastings Street to Keefer Street (pavement only, existing curbs will remain).
Jackson Avenue	..	Union Street to Prior Street
Malkin Avenue	..	Prior Street to Atlantic Street
Princess Avenue	..	Lane south of Hastings Street to Pender Street
Princess Avenue	..	Keefer Street to Atlantic Street
Heatley Avenue	..	Lane south of Hastings Street to Atlantic Street
Hawks Avenue	..	Lane south of Hastings Street to Prior Street, except portion from Georgia Street to Union Street where existing curbs will remain (pavement only).
Campbell Avenue	..	Lane south of Hastings Street to Prior Street

The above streets are all one project.

....Cont'd

Board of Administration

March 9, 1973 (WORKS - 4)

Clause No. 6 Cont'dP.C. Concrete Sidewalks

Jackson Avenue	W/S	Lane south of Hastings Street to Pender Street
(Atlantic Street &	N/S)	Princess Avenue to approximately 133.01 feet
(Heatley Avenue	W/S)	north of Atlantic Street
Hawks Avenue	(W/S	Georgia Street to Prior Street
	(E/S	Lane south of Georgia Street to Union Street
Campbell Avenue	E/S	Union Street to Venables Street

The above sidewalks are all one project.

Special Light Standard Projects

B/S of all streets in the area bounded by:

Lane south of Hastings Street, Campbell Avenue, Prior Street, Heatley Avenue, Atlantic Street, Malkin Avenue, Prior Street and Gore Avenue,

except: Keefer Street, from Gore Avenue to Jackson Avenue
Gore Avenue, from L/S of Hastings Street to Prior Street
Prior Street, from Gore Avenue to Campbell Avenue
Malkin Avenue, from Prior Street to Atlantic Avenue.

Light Standard Project

Malkin Avenue .. Prior Street to Atlantic Street.

All of the above works are part of the programme of Municipal Works under the Strathcona Rehabilitation Programme, as approved by Council on December 5, 1972.

In accordance with the recommendations of the Strathcona Working Committee, predecessor of the Strathcona Rehabilitation Committee, these projects are being advanced 'on the initiative' and on an 'area basis' rather than for individual blocks or streets.

The net City's share of these improvements is available in the 1972 Streets and Street Lighting Capital Budgets.

The Senior Government contributions are reflected in the Property Owners' share, which is one quarter of what it would be outside of Urban Renewal. This '75% Urban Renewal Relief' was approved by Council on July 15, 1971 and subsequently incorporated in the By-Law."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated March 2, 1973.

The estimated cost of these improvements is \$878,250 and the Local Improvement City's share of the cost is \$830,697. Under the Strathcona Rehabilitation Project Agreement, the estimated contribution by the Federal Government is \$439,125 and by the Provincial Government is \$219,563, leaving a net cost to the City of \$172,009.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the detailed Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The Court of Revision for projects listed in this report be held at 7:30 p.m. on Thursday, May 10, 1973.

Board of Administration, March 9, 1973 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. City Planning Commission - Stenographic Assistance

Your Board has received the following report from the Administrative Analyst:

"The Executive Co-ordinator of the Vancouver City Planning Commission has requested additional assistance with the: "formidable task of recording and transcribing minutes of regular meetings, special meetings, discussions, handling Commission accounts and arranging for the considerable quantity of materials required for member use".

The widening interest in citizen participation, encouraged by Council's community involvement policies, is already involving the Commission in more generalized discussion and additional meetings.

The situation has been reviewed with the Executive Co-ordinator of the Planning Commission and the Administrative Officer of the Planning and Civic Development Department, as a result of which the following steps have been agreed upon:

- (a) A temporary position to be established for the six months ending September 30, 1973, to provide some relief for the incumbent of the Clerk-Stenographer III position established to assist the Commission by Council on November 28, 1972. The temporary position to be added to the establishment of the Planning and Civic Development Department.
- (b) Arrangements to be made with the Court Administrator for the use of a recording machine on a trial basis to assist with taking verbatim minutes of smaller meetings. (If successful, this will relieve the Clerk-Stenographer III from attendance at all meetings).
- (c) The use of an electric typewriter equipped with a magnetic device to be explored as an aid in drafting and preparing final copies of reports and minutes.

The proposal has been discussed with the Director of Personnel Services who recommends that the temporary position be classified as a Clerk-Stenographer II, Pay Grade 10 (\$489-574).

The estimate of costs is as follows:

<u>ESTIMATE OF COSTS</u>	<u>1973</u>
Salary - \$489 per month	
6 months - 1973	\$2,934
Fringe Benefits - 8%	226
	<u>\$3,160</u>
1 Steno Desk)	
1 Chair)	N/C
1 Electric Typewriter	
rental at \$30 per month	<u>180</u>
TOTAL ESTIMATE	<u><u>\$3,340</u></u>

SUMMARY OF RECOMMENDATIONS

It is recommended that:

- A. A position of Clerk-Stenographer II, Pay Grade 10 (\$489-574) be established on a temporary basis for six months ending not later than September 30, 1973, effective upon adoption of this report.

Continued.....

CLAUSE NO. 1 (continued)

B. That the necessary funds estimated at \$3,340 be provided in the 1973 budget of the Department of Planning and Civic Development and that approval be given for the necessary expenditure funds prior to adoption of the budget of expenditures.

This report has been discussed with the Business Manager of the Municipal and Regional Employees Union. He concurs herein and has agreed to waive the requirements of Section 10.7 of the Union Agreement.

YOUR BOARD RECOMMENDS adoption of the recommendations of this report.

2. Investment Matters - (Various Funds) - January, 1973
- (a) Security Transactions during the month of January, 1973
 - (b) Summary of Securities held by the General and Capital Accounts only as at January 31, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (Purchases)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
Jan. 8	Mercantile Bank of Can.	Mar.15/73	\$ 496,187.06	\$ 491,565.00	66	5.20
8	Bank of Montreal	Jan. 9/73	1,500,123.29	1,500,000.00	1	3.00
9	Bank of Nova Scotia	Apr.13/73	1,013,288.77	1,000,000.00	94	5.16
9	Bank of Nova Scotia	Apr.17/73	506,967.40	500,000.00	98	5.19
19	Mercantile Bank of Can.	Apr. 2/73	493,021.35	487,995.00	73	5.15
23	Mercantile Bank of Can.	Apr.30/73	992,285.00	978,888.00	97	5.15
23	Provincial Bank of Can.	Apr.30/73	498,032.00	491,308.00	97	5.15
			<u>\$5,499,904.87</u>	<u>\$5,449,756.00</u>		

(b) SUMMARY OF SECURITIES HELD AS AT JANUARY 31, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	<u>\$19,635,628.96</u>	<u>\$19,367,216.37</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$398,000.00	\$401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	<u>840,000.00</u>	<u>840,000.00</u>
	<u>\$1,238,000.00</u>	<u>\$1,241,525.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for January, 1973 be confirmed.

Board of Administration, March 9, 1973 (FINANCE - 3)

RECOMMENDATION AND CONSIDERATION

3. Park Board - Prior Approval of 1973 Revenue and Capital Budget Items

The Director of Finance reports as follows:

"1973 Revenue Budget

The Park Board requests advance approval to spend \$38,500 for major repairs and renovations to park facilities. The normal budget allocation for this work in 1973 would be in excess of \$200,000 and it would be in order to approve the requested advance so that the necessary work can commence as soon as possible.

1973 Capital Budget

The Park Board requests advance approval for the allocation of \$198,000 of capital funds as follows:

1. China Creek Cycle Track	\$ 25,000
The China Track Committee obtained an L.I.P. grant of \$54,630 and a Provincial grant of \$30,000 to carry out major alterations to the China Creek cycle track. The Park Board has agreed to provide \$25,000 towards the cost of materials.	
2. Capilano Stadium Improvements	25,000
To provide parking area and landscaping of boulevard.	
3. Administrative Office Addition	15,000
Architectural fees to develop plans for an addition to the administrative office. The total cost of this addition is estimated to be in the order of \$150,000.	
4. Vanier Park Improvements	30,000
Storm sewer installation and additional landscaping.	
5. Playground Improvements	20,000
Two playgrounds - surfacing, fencing and playground equipment.	
6. Memorial South Park Improvements	35,000
Rebuilding the lacrosse box.	
Parks Development Capital Funds	<u>\$150,000</u>
7. Indoor Pool	
Pool adjacent to Templeton High School - preliminary plans.	
	<u>\$ 48,000</u>
Indoor Pool Capital Funds	<u>\$ 48,000</u>

The normal allocation of Parks Development Capital Funds in 1973 would be about \$500,000 (advance requested - \$150,000) and capital funds included in the 1971 - 1975 Five Year Plan for the second indoor pool amount to \$480,000 (advance requested - \$48,000)."

Your Board

- A. RECOMMENDS approval of \$38,500 in advance of the 1973 Revenue Budget for major repairs and renovations to park facilities.
- B. Submits to Council for CONSIDERATION
 - (a) advance approval for the allocation of \$150,000 of Park Development Capital Funds for the projects listed in this report.
 - (b) advance approval for the allocation of \$48,000 of Indoor Pool Capital Funds re the proposed indoor pool adjacent to Templeton High School.

RECOMMENDATION

4. Vancouver Museums and Planetarium Association Grant

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the museums complex and the City would make a grant towards the museum operating expenses.

The amount of the grant was set at \$500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits upon commencement of employment of a Museum Director. The City also agreed to pay the maintenance and security costs of the portion of the Archives building occupied by the Museum Association.

The total amount of the City grant to the Association for the year 1973 is \$591,334 calculated as follows:

Basic Grant		\$500,000
1. General salary increases as per approved establishment		
(a) 1972 salary increases	\$41,471	
(b) 1973 salary increases	36,863	
(c) fringe benefits at 10% on salary increases	<u>7,834</u>	86,168
2. Archives building - janitorial and security services		<u>5,166</u>
Total 1973 Grant - (Note 1)		<u>\$591,334</u>

Note 1 - A Museum Director has not yet been appointed by the Association, therefore no reduction has been made in respect of the Manager's salary and fringe benefits.

The Vancouver Museums and Planetarium Association confirm that the amount of the grant for the year 1973 has been calculated in accordance with the terms of the agreement."

Your Board RECOMMENDS that Council approve the grant of \$591,334 to the Vancouver Museums and Planetarium Association for the year 1973, it being noted that the grant will be reduced by the amount of the Manager's salary and fringe benefits when the Museums Director is appointed.

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 1)

CONSIDERATION AND RECOMMENDATION

1. REQUEST FOR DIRECT SALE OF LANDS TO ADJOINING OWNER -
 - (1.) City Lot N66' of 1 & 2, Sub J, Block 40, D.L. 182 Situated S/E corner Charles and Odium Streets and
 - (2.) 17' Strip of Charles Street abutting Lots 3 & 4 and 1 Ex. N17' of 5 & 6, Sub J, Block 40, D.L. 182

The City Engineer and the Supervisor of Property and Insurance report as follows:-

- "(1) Lot N 66' of 1 & 2, Sub J, Block 40, D.L. 182 was acquired by Tax Sale in 1938 and was reserved from sale for the possible widening of Charles Street. Since 1961, it has been leased to the adjoining owners for parking purposes in connection with their business. The lessees have first right of purchase and the lease expires in 1981.

The lot is zoned M-1, Industrial, has a frontage of 69.7' and a depth of 66', and is considered rather small for independent development. In 1971, the Director of Planning & Civic Development released the lot for sale because the widening of Charles Street has been abandoned. Negotiations with the lessees, Storey Bros. Holdings Ltd., have resulted in their making an offer to purchase the City's lot for \$18,400.00 cash as of April 1st, 1973, subject to the following conditions:-

- (a) The City to consolidate the City's lot with private Lots 3 and Parcel A, both in Sub J, Block 40, D.L. 182 to create a parcel approximately 102.7' x 99'.
 - (b) Purchaser to pay proportion of 1973 taxes as if levied, registration fees, and \$125.00 towards the cost of consolidation.
- (2) The 17' Strip(zoned M-1, Industrial), is surplus to highway requirements and the adjoining owners have, after negotiation, agreed to purchase for the sum of \$3,950.00 cash as of April 1st, 1973, subject to the following conditions:-
- (a) The City to consolidate the strip with their Lots 1 Ex. N 17' and Lots 3 & 4 and secondly, Lots 2 - 4 of Lots 5 & 6, all in Sub J, Block 40, D.L. 182 to create a parcel approximately 176' x 132'.
 - (b) Purchaser to pay proportion of 1973 taxes as if levied, registration fees, and \$125.00 towards cost of consolidation.

The Supervisor of Property and Insurance is of the opinion that the sale prices represent fair market value.

The normal policy in disposing of City lands is to advertise in the press for bids.

However, as previously noted, the lot is too small for good development on its own.

The matter of the direct sale without prior advertising is referred to Council for CONSIDERATION.

If Council is in favour, it is,

RECOMMENDED that the sale to Storey Bros. Holdings Ltd., be made on the foregoing basis."

Your Board

Submits the foregoing report of the City Engineer and the Supervisor of Property and Insurance for Council's CONSIDERATION and RECOMMENDATION.

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 2)

RECOMMENDATION

2. ACQUISITION FOR PARK SITE #10
367 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Sub "B" of Lot 8 and W 16' of Lot 7, Block 41, D.L. 200A, known as 367 East 8th Avenue, has been offered for sale to the City by the owner. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is one of two remaining properties to be acquired in the block bounded by Brunswick Street, 7th Avenue, Prince Edward Street and 8th Avenue.

These premises comprise a 2½ storey frame dwelling, plus a full basement, with a main floor area of 816 sq. ft., erected in 1907 on a lot 65.5' x 72', zoned RM-3. The dwelling contains 11 rooms (divided into 8 rental units), 12 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. This dwelling is in good condition for age and type. The owner occupies 1 rental unit and the other 7 units are occupied by tenants on a month-to-month basis.

Following negotiations with the owner's representative, she is prepared to sell for the sum of \$40,000.00 subject to the following conditions:-

1. The sum of \$5,000.00 to be advanced upon delivery of a registrable Deed.
2. Balance of \$35,000.00 to be payable on sale date which is to remain open to September 30th, 1973 at the latest.

It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$40,000.00 on the foregoing basis, chargeable to Code #4189-Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. LEASE PROPOSAL - 260 Northern Street
Pt. Lot 25, Block A 2, D.L. 2037

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to a report to Council of January 23rd, 1973, regarding 240 and 260 Northern Street and a subsequent report of March 13th, 1973 concerning a lease proposal for 240 Northern Street. Subsequent to the writing of this latter report, in preparation for the False Creek development, it has been necessary to give notice to Dan Can Manufacturing Co. Ltd. to vacate the premises they now occupy effective March 31st, 1973. Dan Can Manufacturing Co. Ltd. have been satisfactory tenants in their present location and were offered the site at 260 Northern Street. This site, with some modification, is satisfactory for their purpose and the following lease proposal has been submitted:-

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 3)

Clause 3 Continued...

Lease Term:

March 15th, 1973 to December 31st, 1988.

Rent: - To be paid monthly and subject to review at 5-year intervals

While preparing premises for occupancy
March 15th, 1973 to May 31st, 1973.....\$ 200.00 per month.

Effective June 1st, 1973:-

Annual rent	\$ 7,425.00
Taxes (1972)	\$ 1,374.00
TOTAL	\$ 8,799.00 per annum

Monthly rent - \$ 618.75 plus taxes.

Conditions:-

The City to install a double washroom on the main floor at an estimated cost of \$5,000.00. Other costs to prepare this building for occupancy such as fire escapes from the second floor and gas and electrical services were included in the report on 240 Northern Street.

The City to be responsible for:-

- (a) Structural repairs and maintenance.
- (b) Repair of mechanical faults to the heating and plumbing systems.

The Lessee to be responsible for:-

All utilities; day to day maintenance and servicing of the plumbing and heating systems; all maintenance, alteration and repair to the electrical systems.

Upon completion of the lease agreement, the lessee to deposit with the City, an amount equal to three months' rent, to be held by the City as a security deposit, or, to provide a security bond in favour of the City for an equal amount.

RECOMMENDED that the City-owned property, known as 260 Northern Street, be leased to Dan Can Manufacturing Co.Ltd. for the period of March 15th, 1973 to December 31st, 1988, subject to the terms and conditions as contained in the above report and subject to the agreement being to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

FURTHER RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with the installation of the required wahsrooms at an estimated cost of \$5,000.00."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 4)

4. LEASE OF WAREHOUSE - 240 Northern Street
Lot 26 & Pt. Lot 25, Block A2, D.L. 2037

The Supervisor of Property and Insurance reports as follows:-

"The City owns two industrial buildings known as 240 Northern Street and 260 Northern Street which have been vacant for a considerable length of time. City Council on January 23rd, 1973 considered an application from the B.C. Table Tennis Association to rent the second floor of 240 Northern Street. A report was also submitted to Council by the Property & Insurance Office describing the premises, anticipated market rentals, etc. The Supervisor of Property & Insurance indicated that 240 and 260 Northern Street were previously used for storage only and that in any leasing of the premises it would probably be necessary to spend from \$16,000.00 to \$18,000.00 to provide separate services to the buildings and certain office accommodation. City Council deferred the request of the B.C. Table Tennis Association for three months and the Supervisor of Property & Insurance was instructed to report back after further consultation with prospective renters and B.C. Table Tennis Association with respect to the rental of the buildings.

A proposal to lease the entire building known as 240 Northern Street has now been received from B. Prem Laminates Ltd., who propose to use the premises for the wholesaling of carpets and floor coverings. Considerable renovations are required to 240 Northern Street. The total cost is in the realm of \$17,000.00 of which an amount of \$12,000.00 can be recovered from the lessee over the term of the proposed lease.

With the above expenditures, 240 Northern Street will be self sufficient with respect to office space and to electrical, gas and other services. Depending on the future occupant and proposed use of 260 Northern Street, there will be an additional sum of \$2,000.00 to \$7,000.00 to also provide this building with basic heating and plumbing facilities as a warehouse.

The lease proposal from B. Prem Laminates Ltd. is as follows:-

Lease Term:

June 1st, 1973 to December 31st, 1988.

Conditions:-

1. The City, at its cost, to carry out the work required to provide necessary fire exits; close the access to the adjoining 260 Northern Street; provide separate gas and electrical services; repairs to the flooring.
2. During the term of the lease, the City to be responsible for:-
 - (a) Structural repairs and maintenance.
 - (b) Repair of mechanical faults to the heating and plumbing systems.
3. The City to pay the cost, not exceeding \$12,000.00, for the remodelling and renovations, which include offices, washroom and main floor heating, necessary to accommodate the proposed use.

The City to be reimbursed for the cost of the remodelling and renovations by payments amortized at an interest rate of 8% per annum over a 15 year period, payable monthly, in addition to and in the same manner as the rent.

4. The tenant to be responsible for all utilities; day to day maintenance and servicing of the plumbing and heating systems; all maintenance, alteration and repair to the electrical system.

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 5)

Clause 4 Continued....

Rent:

From the date of occupancy, until completion of remodeling, or not later than May 31st, 1973, whichever occurs first, to pay a rent of \$200.00 per month.

Upon completion of the remodelling and not later than June 1st, 1973, rent to be paid monthly on the first of each month and shall be comprised of:-

- (a) An annual rent of \$12,024.00 which amount shall be subject to review at 5-year intervals.
- (b) An amount equal to taxes as if levied.
- (c) Amortization payments as described in the above "Conditions".

Commencing June 1st, 1973, rental payments would be:-

Annual rent.....	\$12,024.00
Annual taxes (1972).....	\$ 1,250.12
Amortization payments (to be determined on cost of remodelling)	
Maximum \$12,000.00 @ 8% - 15 years	<u>\$ 1,365.36</u>
Annual Total.....	<u><u>\$14,639.48</u></u>
Monthly rental.....	\$ 1,219.96

Upon completion of the lease agreement, the lessee to deposit with the City, an amount equal to three months' rent, to be held by the City as a security deposit, or, to provide a security bond in favour of the City for an equal amount.

B. C. Table Tennis Association has been advised that the above lease proposal has been received and is being forwarded to Council. They have also been advised that 260 Northern Street is at the moment available (although we also have a prospective industrial tenant for these premises). The B.C. Table Tennis Association has indicated that they are somewhat interested in 260 Northern Street and may shortly be submitting a proposal to the City.

RECOMMENDED that the City-owned property, known as 240 Northern Street, be leased to B. Prem Laminates Ltd. for the period of June 1st, 1973 to December 31st, 1988, subject to the terms and conditions as contained in the above report and subject to the agreement being to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

FURTHER RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with the repairs, renovations and modifications required to the premises at 240 and 260 Northern Street."

BOARD OF ADMINISTRATION, March 9, 1973.....(PROPERTIES - 6)

5. SALES: RESIDENTIALRECOMMENDATION

Recommended that the following sales by tender. received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: Lots E to H, W. $\frac{1}{2}$ D.L. 652, Plan 14764 - 39' x 109' each
and
Lot I, W. $\frac{1}{2}$ D.L. 652, Plan 14764 - 41.5' x 109'
All situated on the West side of Quebec Street between
52nd & 53rd Avenues. (Zoned: RS-1)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Lloyd Wakefield	E	39' x 109'	\$21,766.00	City Terms at 9%	-
Lloyd Wakefield	F	39' x 109'	\$21,766.00	City Terms at 9%	-
Mrs. Sam Kam Yee	G	39' x 109'	\$24,000.00	City Terms at 9%	-
Lloyd Wakefield	H	39' x 109'	\$21,966.00	City Terms at 9%	-
Lloyd Wakefield	I	41.5' x 109'	\$22,166.00	City Terms at 9%	-

RE: Lots A & B, D. L. 755, Plan 14718, Both 48' x 178'
Situated: W/S Dumfries Street,
Between 15th and 18th Avenues (Zoned: RS-1)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Ideal Holding Ltd.	A	48' x 178'	\$21,100.00	City Terms at 9%	-
Montroyal Estates Ltd.	B	48' x 178'	\$21,100.00	City Terms at 9%	-

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Amendment to Zoning & Development By-law No. 3575, to Permit 'Marina' as a Conditional Use in (RS-1) One-Family Dwelling District & (M-1) & (M-2) Industrial Districts

The Deputy Director of Planning and Civic Development reports as follows:

"Marinas are a facet of and are embraced in the category of shipping and navigation, which is a field directly under the control of the Federal Government who has exercised its controls through various statutes, such as the Shipping Act, the Navigable Waters Protection Act, and the legislation governing the control of harbours. To this extent the City's control is extremely limited and is of residual character.

In a similar situation regarding Heliports, the Federal Government agreed to require Heliport developers to obtain City approval and the Zoning and Development By-law was amended accordingly. In anticipation that a similar arrangement can be made with respect to Marinas, consideration should be given to this subject with reference to the development of False Creek.

At the present time the use 'Marina' is permitted only in the (RA-1) Limited Agricultural District. This was inserted in this District Schedule in 1960 to permit the establishment of a proposed marina facility on the Musqueam land fronting on the Fraser River waterfront. This development did not take place.

The establishment of the Burrard Civic Marina at the entrance to False Creek required rezoning of the area to (CD-1) Comprehensive Development District after public hearing.

In view of the impending developments in the False Creek area, which are anticipated to include the use 'Marina', it is considered to be more appropriate to include the use 'Marina' in the (M-1) and (M-2) Industrial District Schedules as a 'conditional' use, rather than use the more lengthy (CD-1) rezoning procedure in each particular case with the resultant delay due to the necessary public hearing.

By amending the by-law to include the use 'Marina' in the (M-1) and (M-2) Industrial District Schedules, only one public hearing would be necessary and this would mean that the Technical Planning Board would adjudicate on each application for a development permit for a marina use and would be able to impose conditions appropriate to each individual case. In this regard, the Technical Planning Board would only be exercising this discretion within policies established by Council, and the only area where a policy is forthcoming immediately is the False Creek area.

Concurrently with the amendment proposed above, consideration should also be given to similarly include the use of 'Marina' in the (RS-1) One-family Dwelling District Schedule in order to accommodate this particular use within the Jericho waterfront park area, where some form of marina facility is expected to be required in the future when the waterfront park development takes place.

It is therefore RECOMMENDED that the Director of Planning & Civic Development make application to amend the Zoning and Development By-law No. 3575 on the lines of the attached draft by-law amendment to include the use 'Marina' as a conditional use in the (RS-1) One-family Dwelling District Schedule and the (M-1) and (M-2) Industrial District Schedules to the By-law, and that such amendment be referred direct to a Public Hearing after reports have been received thereon from the Technical Planning Board and the Vancouver City Planning Commission.

cont'd....

Department Report, March 9, 1973 (BUILDING - 2)

Clause No. 1 continued

It is further RECOMMENDED that negotiations be opened with the appropriate Crown Agencies to enable the effective conclusion of these proposals.

It is further RECOMMENDED that in the event that this amendment is enacted by Council after Public Hearing, Council instruct the Technical Planning Board, as a policy, to approve Marinas in the False Creek area only, until such time as Council decides otherwise."

2. Development of Lands along the
Fraser River between the Arbutus
Street & Barnard Street Rights-of-Way

The Deputy Director of Planning and Civic Development reports as follows:

"BACKGROUND

On October 14th, 1971, Council held a Public Hearing to consider applications by Horner Developments Limited and by the Director of Planning and Civic Development to rezone lands at the foot of Angus Drive from the present RA-1, RS-1, M-1 and M-2 Districts to a CD-1 Comprehensive Development District to permit low density multiple housing development. The applications involved 15.84 acres of privately-owned land (including the Steel Bros property) on the west side of Angus Drive and 12.5 acres of City-owned land on the east side of Angus Drive. (The proposals made in the two applications are illustrated in Appendix A).

At the hearing, a number of interested groups and individuals expressed opposition to the development scheme proposed in the applications and suggested alternative schemes, including ones that would provide more park space and that would restrict residential development to lower densities. A representative of Canadian Forest Products Ltd. expressed concern that rezoning and development would interfere with operations of the Canadian Forest Products plant.

At its meeting of October 19th, 1971, Council resolved:

'THAT the matter of the Director of Planning's rezoning application be referred back for report to Council by the Technical Planning Board and the Town Planning Commission for consideration of the new proposals raised regarding this application.'

and

'THAT the Board of Administration report to Council as soon as possible on the rezoning and development aspects of the Steel Brothers' property in the area.'

PURPOSE OF THIS REPORT

This report presents three alternative schemes for development of the area along the Fraser River between the Arbutus Street and Barnard Street rights-of-way. Advantages and disadvantages of each scheme are discussed to assist Council in determining a policy for the present and future development of this area. On the basis of determined policy, City officials will be able to report back to Council with a detailed development plan for the area.

cont'd....

Clause No. 2 continued

Scheme 1: Industrial/Residential/Private Recreation
(Illustrated in Appendix B).

This scheme would involve developing City lands for heavy industry along the Fraser River, light industry north of 75th Avenue and single-family residences on South West Marine Drive.

The Steel Bros land would be developed for light industry and the remaining lands to Arbutus Street would be left zoned RA-1 Limited Agriculture. The RA-1 lands could be purchased for park at some future date or could remain as a private recreation and agriculture area.

This scheme is similar to one approved by Council on October 1st, 1968, after a Public Hearing. At that time, rezoning of the part of the City-owned lands on the lowlands north of 75th Avenue from M-2 Heavy Industry to M-1 Light Industry was approved. (Note that this rezoning was not carried through to the final implementation stage.) This approval of rezoning recognized a policy, defined by Council in 1955, of establishing a division between industrial and non-industrial uses at Angus Drive and of protecting lands adjacent to industrial lands from heavy industrial uses. Rezoning of the Steel Bros. (then Pitkethly Bros.) property from M-2 to M-1 was approved in 1955 as a first step towards implementing this policy. This 1955 rezoning made the operation that was then located on the property a non-conforming use. The operation ceased in 1969 and the Steel Bros. property has since been vacant.

It is the Director of Planning and Civic Development's opinion that the disadvantages of Scheme 1 far outweigh the advantages. The scheme would provide suitably flat industrial sites, with access to water and rail transport; however, the absence of any well-defined boundary between industrial and RA-1 uses would result in industrial noises and traffic interfering with non-industrial uses. Now that the Steel Bros. property is vacant there is an opportunity to reduce problems of industrial incompatibility further.

A second disadvantage of Scheme 1 is that it does not lend itself to provision of a continuous pedestrian/equestrian walkway along the Fraser River to Angus Drive, as approved in principle by Council on March 25th, 1969.

Scheme 2: Greenbelt (Illustrated in Appendix C)

The second scheme would involve the City-owned land and the Steel Bros. property being protected and developed as part of a public greenbelt area. Remaining lands either could be purchased now or could be left zoned RA-1 to protect them for possible future purchase and addition to the public greenbelt area.

Scheme 2 takes good advantage of the opportunities presented by these lands. A greenbelt area here would be the terminus of an almost continuous green strip around Point Grey, as illustrated in Appendix C-1. Along the strip could be developed a pedestrian/equestrian walkway, extending westerly along the Fraser River from the eastern boundary of the City-owned land. The banks of the Fraser River would be opened to the public and a need for major park area would be partially satisfied. (Standards defined in 1960, as outlined in the 'Preliminary Report on Proposed Development Plan for Parks, 1959-;976', indicate that the City is deficient in this category of park.)

cont'd....

Clause No. 2 continued

The possibility of the Province using Greenbelt Protection Fund money to help implement Scheme 2 has been investigated. It was hoped that the Province might purchase the Steel Bros.' property and RA-1 zoned lands, possibly including lands extending as far west as the University Endowment Lands. Some of the RA-1 lands might have been purchased and leased back to present owners so that the lands could have been protected for future public use. However, indications are that the Province would be unwilling to use Greenbelt Protection Fund money to acquire a major greenbelt strip in this area.

Scheme 3: Greenbelt/Industrial/Residential
(Illustrated in Appendix D)

In this scheme, City-owned lands would be developed for industrial and residential as in Scheme 1. The Steel Bros. property and lands zoned RA-1 would be preserved as public and private greenbelt area. To ensure that industrial traffic would not interfere with uses in the greenbelt area, access from the industrial sites to Angus Drive would be prohibited except for emergency purposes.

In view of the Province's likely position on Scheme 2, Scheme 3 appears to be the best alternative. It has many of the advantages of Scheme 2 but could be implemented at considerably less cost.

Implementation of Scheme 3 would involve, as an initial minimum expenditure to the City, the purchase of the Steel Bros. property. It should be noted, however, that there would be revenue gains from the sale or lease of the adjoining City-owned land. It has not been normal City policy to balance the cost of purchasing land with the money gained from marketing adjacent City land. Monies from sale or lease of land are placed in a separate City account. RA-1 lands would be protected for possible future public greenbelt use or for private greenbelt use by the existing zoning.

As a variation to this scheme, low density multiple residential development could be substituted for industrial development on the City-owned land. However, there is a Liquid Carbonic plant to the immediate east of the City-owned land and residential development is not well-suited as an adjacent use. Furthermore, owners of vacant industrial lands in the area have expressed concern that residential uses would prejudice future development of their lands. Rather than create a pocket of residential uses adjacent to incompatible industrial uses, it would be more desirable to extend industrial uses to the eastern boundary of the greenbelt area. Well-controlled industrial development would be compatible with greenbelt uses.

In addition to the disadvantage of residential development noted above, there would be certain problems in implementing a low density multiple residential scheme on the City-owned lands. With the exception of an approximately 200 foot depth of land fronting on South West Marine Drive, all of the land discussed in this report is designated "Flood Plain" in the Official Regional Plan. Of all of the proposals discussed, only the low density multiple residential variation to Scheme 3 is in conflict with the Flood Plain Policy of the Greater Vancouver Regional District. This variation would require some land-filling to conform with the Greater Vancouver Regional District's Flood Plain Policy and would require an amendment to the Regional Plan to change the use on the City-owned land from Industrial to Urban. However, the Greater Vancouver Regional District has indicated that it will not entertain applications for Plan amendments to allow more intensive land use until after April 30th, 1973 or until new Provincial legislation provides for more stringent control. While it is possible that the

Department Report, March 9, 1973 (BUILDING - 5)

Clause No. 2 continued

proximity of the flood-plain area at the foot of Angus to higher ground and the feasibility of land-filling could make the area acceptable to the Province for residential development, recent reports suggest that the new provincial legislation will prohibit extensive new residential development in flood plain areas.

The intent of this report has been to outline very generally alternatives for development of lands along the Fraser River at the foot of Angus Drive. It is intended that more detailed plans will be formulated on the basis of Council's direction.

The Director of Planning and Civic Development favours Scheme 3 and recommends accordingly.

RECOMMENDATIONS:

It is RECOMMENDED THAT:

- (a) The Director of Planning and Civic Development be instructed to reapply for a change in zoning of the part of the City-owned lands at the foot of Angus Drive on the lowlands north of 75th Avenue from M-2 Heavy Industrial to M-1 Light Industrial. (This would be the first step towards implementing the scheme approved by Council on October 1st, 1968, for the development of the City-owned land. The three readings have not been given to the approved By-law changes. Because of the time lag, the Director of Planning and Civic Development will have to reapply for the change.
- (b) The Supervisor of Property and Insurance be instructed to report back on the financial implications of the sale of lease of the City-owned land at the foot of Angus Drive and on the purchase of the Steel Bros. property (Lot 3, Block 16, D.L.s 317, 308 and 5214.)
- (c) The Director of Planning and Civic Development be instructed to prepare a development plan for the lands along the Fraser River west of Angus Drive, such plan to include a pedestrian/equestrian walkway scheme and uses for Lot 3, Block 16, D.L.s 317, 308 and 5214, possibly including a look-out park and some private recreational use. "

The Technical Planning Board at its meeting on February 16th, 1973 endorsed the recommendations of the Director of Planning and Civic Development.

3. Development Permit Application
#61167 - 1396 East 41st Avenue

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. Hine, on behalf of Shell Oil of Canada Ltd., has filed Development Permit Application No. 61167 to demolish an existing gasoline service station and to construct a new gasoline service station (self-serve) on this site.

The development is located in a C-1 Commercial District at the south west corner of Knight Street and 41st Avenue.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the construction of a new gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61167 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting demolition of an existing gasoline service station and the construction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

cont'd....

Department Report, March 9, 1973 (BUILDING - 6)

Clause No. 3 continued

- A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:
 - (1) The provision of suitable landscaping and the heights of all plants when planted in the landscaped area.
 - (2) Clarification of site dimensions and drawing detail.
 - (3) Details of the garbage enclosure.
 - (4) Details of the fence provided along the west and south property lines, and surfacing and curbing in accordance with Section 12(2) of the Zoning and Development By-law.
 - (5) Details of the proposed pole sign.
- B. All goods are to be contained within the building and no display of merchandise is to be on the open portions of the site other than as provided for under Section 11(10)(c) of the Zoning and Development By-law.
- C. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises.
- D. All landscaping and treatment of the open portions of the site is to be provided within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- E. All screening, surfacing and curbing, as indicated on the approved drawings, is to be provided prior to any use of the proposed development and thereafter to be maintained at all times.

RECOMMENDED that Development Permit Application No. 61167 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

4. Development Permit Application
#61326 - 1705 East 12th Avenue

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. G. D. Wylie (Architect), on behalf of Home Oil Distributors Ltd., has filed Development Permit Application No. 61326 to demolish an existing gasoline service station and to construct a new gasoline service station (self-serve) on this site.

The development is located in a C-2 Commercial District at the north east corner of 12th Avenue and Commercial Drive.

The Gasoline Service Station Policy, as adopted by City Council in October of 1962, permits construction of a new gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61326 be approved, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of an existing gasoline service station and construction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

- A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:
 - (1) The provision of suitable landscaping and the heights of all plants when planted in the landscaped areas.
 - (2) Details of the fence to be provided along the north and east property lines, and surfacing and curbing in accordance with Section 12(2) of the Zoning and Development By-law.
 - (3) Clarification of site dimensions and drawing detail.
- B. All goods are to be contained within the building and no display of merchandise is to be on the open portions of the site other than as provided for under Section 11(10)(c)(i) of the Zoning and Development By-law.

cont'd....

Department Report, March 9, 1973 (BUILDING - 7)

Clause No. 4 continued

- C. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises.
- D. All landscaping and treatment of the open portions of the site is to be provided within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- E. All screening, surfacing and curbing, as indicated on the approved drawings, is to be provided prior to any use of the proposed development and thereafter to be maintained at all times.

RECOMMENDED that Development Permit Application No. 61326 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

INFORMATION

5. Sheraton Landmark

The Deputy Director of Planning and Civic Development reports as follows:

"The matter of lighting on the Sheraton Landmark Hotel has been the subject of concern to the Planning and Civic Development Department in discussion with the Law Department and the Technical Planning Board. Many new buildings, particularly hotels, are now permanently lighted and these lights are conceived of as part of the design of the building. The effect of this lighting can probably be looked at in two ways:

- (a) its effect on people who live in the area round about if the lighted building adjoins a residential area;
- (b) the effect on the appearance of the building as seen from a wide perspective.

Even though the type of lighting installed on the Sheraton/Landmark Hotel has as much effect on the night time appearance of the building as the material used for its surfacing, until very recently this has not become a factor of serious concern. Recently, however, the number of buildings adopting permanent night-time lighting has increased.

This matter has been discussed with the Corporation Counsel, who feels that the control of lighting of this type may be covered in the present Zoning By-law, and with the Technical Planning Board who were strongly divided on the merits or otherwise of the Sheraton/Landmark lighting.

In view of the rather uncertain legal position and of the divided opinion on the Sheraton, the matter was not pursued in favour of what were considered other more important and productive matters.

If, however, Council feels that this should be a priority item, more time can be spent on examining the By-law possibilities for report on a positive action."

The Deputy Director of Planning and Civic Development submits the foregoing report for the INFORMATION of Council.

DELEGATION REQUEST: Mr. W. Lachmann (see attached letter)

Department Report, March 9, 1973 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Ambulance Service Contract

The Director of Finance reports as follows:

"On February 5th, 1972 Council resolved

- (a) that the contract for the year ending March 31, 1972 be renewed on the same general terms and conditions as the previous contract.
- (b) that the contract be extended to March 31, 1973 by exchange of letters, pending wage settlement with employees.
- (c) that no further action be taken at this time in respect of a change in the rate structure for service.

Vancouver supplies ambulance service within the City through a contract with Metropolitan Ambulance Services Ltd. Burnaby and New Westminster also use Metropolitan. The contractual arrangement with Metropolitan virtually makes it a non-profit organization subsidized jointly by Vancouver, Burnaby, and New Westminster. The expenses of Metropolitan's operations (net of revenue from the public) have been shared for some years in the proportions of Vancouver 75%, Burnaby and New Westminster 12.5% each, on the basis of physical stationing of ambulances:- 6 in Vancouver; and 1 each in Burnaby and New Westminster. Revenue collections from the public are applied to the municipalities in which the calls originate. The difference between each municipality's share of expenses and revenues from the public is paid in monthly retainers and annual settlement payments.

The sharing formula as above has been acceptable to March 31, 1972. Vancouver has in 1972 required an additional ambulance in peak periods during the day equal to 1/2 an ambulance for the cost sharing formula. The sharing formula should be revised to reflect this change and would become Vancouver 76.48%; Burnaby 11.76%, New Westminster 11.76% for 6.5:1:1 ambulances respectively.

The Treasurer of New Westminster has requested a further adjustment of the sharing formula and prefers sharing on the basis of the number of calls served, which would reduce Westminster's share to about 6.5%. Your officials have always maintained that the majority of the cost of providing an ambulance with 24 hour crews and dispatch services, etc., is related to standby costs and not to the number of calls served. Also under the arrangement, in the event of a requirement of more than one ambulance at a particular time, backup vehicles can and are sent from Burnaby with further backup from Vancouver. Certainly an ambulance service cannot be provided with less than one car.

There is some overburdening of cost to New Westminster in that some 600 calls per year are served in the neighbour municipalities of Coquitlam, Surrey, and Delta on which New Westminster bears the subsidy portion of the cost. This is also true of Burnaby and Vancouver to a lesser degree for approximately 100 and 200 calls annually. The subsidy portion of the costs of these trips into the neighbouring municipalities at the average cost per call to each of the contracted municipalities for the year ended March 31, 1974 is calculated to be:

	<u>Total Subsidy</u>	<u>Subsidy Per Call</u>
Vancouver	\$4,800.00	\$24.00
Burnaby	\$3,600.00	\$36.00
New Westminster	\$28,000.00	\$48.00

The costs to Vancouver and Burnaby are relatively small, hut to New Westminster and the total operation of Metropolitan are fairly substantial. We are of the opinion that trips into neighbouring municipalities should not be subsidized by Vancouver, Burnaby, and New Westminster taxpayers, but that the cost per call to the municipality supplying the service should be billed direct to the neighbouring municipality requiring service, revenue from such calls being credited to the municipality supplying the service. This would relieve the claim by New Westminster of overburden of the share of costs to a considerable degree.

cont'd....

Clause No. 1 continued

To put the situation in proper perspective, Metropolitan Ambulance is not a private ambulance service operated for profit. It is in fact the municipal service of the three participating municipalities supported by them in the same way that police protection is normally provided from municipal funds, either by directly employing members of a force, or contracting for police protection, and in the same way that fire protection is provided by each municipality. The other municipalities are not calling for service to meet an unusual emergency, but collectively are calling for service on an average of 2 to 3 times per day. Sometimes the subsidized rate results in a bad debt and all too frequently, in answer to a demand for service by the other municipalities, the ambulance that is dispatched for what is almost always a longer than average run, finds that in the meantime the municipality's own ambulance has been freed and has responded.

The response by Metropolitan costs the other municipality that ordered the service nothing, so obviously is done at the expense of the municipalities supporting Metropolitan. It seems quite clear that any municipality calling Metropolitan for service should be required to accept and pay a bill each time an ambulance is dispatched in response to their demand. It seems quite unreasonable that any municipality should expect to have free and regular access to services supplied by other municipalities unless they have arranged in advance the financial terms under which such a service is to be available.

Both Burnaby and New Westminster are studying possibilities of supplying their own ambulance services as a separate operation or in conjunction with their Fire Departments. Burnaby is continuing the present arrangement with Metropolitan on a month to month basis in the interim. If Burnaby opted out of the joint arrangement, service could not be provided to New Westminster, because of the isolated location, without some additional cost to Metropolitan. Vancouver and Burnaby, however, could still operate jointly through Metropolitan if New Westminster opted out. In the event both Burnaby and Westminster opted out of the arrangement, Vancouver would be forced to look seriously at the operation from the point of view of reducing costs particularly in the areas of capital financing and administrative costs, and other economies that may be available through City operation of the service.

Budgeted expenses of the total ambulance operation for the years ending March 31, 1973 and 1974 as submitted by Metropolitan are:-

	<u>March 31</u> <u>1973</u>	<u>March 31</u> <u>1974</u>
Vehicle Operating	\$ 147,116.00	\$ 162,669.00
Station Operating	117,965.00	116,775.00
Training	4,216.00	(2,725.00)
Salaries and Wages	927,525.00	1,054,573.00
Employee Fringe Benefits	106,662.00	116,724.00
	<u>\$1,303,484.00</u>	<u>\$1,448,016.00</u>

Costs to Vancouver for the past two years and projected costs for the years ended March 31, 1973 and 1974 and percentage increases are:-

<u>Year Ending</u>	<u>City Share of</u> <u>Total Expenses</u>		<u>% Incr.</u>	<u>Subsidy</u> <u>By City</u>	<u>% Incr.</u>
	<u>Pct.</u>	<u>Amount</u>			
March 31/71	75%	\$647,017		\$173,770	
March 31/72	75%	805,289	24.4%	336,605	93.7%
March 31/73	76.48%	996,905 Est'd.	23.8%	512,635 Est'd.	52.3%
March 31/74	76.48%	1,107,442 Est'd.	11.1%	618,328 Est'd.	20.6%

Note:- The 1973 and 1974 figures are based on budgets submitted by Metropolitan and reviewed by the City's Internal Auditor for reasonableness.

The unusually high 93.7% and 52.3% increases in subsidy in 1972 and 1973 are mainly due to union negotiations with drivers and attendants which resulted in substantial wage increases and shorter hours of work, requiring more staff, and the fact that ambulance charges to the public were not increased, thus resulting in the City absorbing the entire cost increase. The current union contract with the employees expires March 31, 1974 and at that time their wage rates will be slightly lower than for City firemen.

cont'd....

Clause No. 1 continued

Rates currently charged for ambulance service in Vancouver are:-

Private Calls	\$25.00 plus \$1.00 per mile
City Calls	
Welfare Cases	\$25.00
Morgue Calls	\$12.00
Police Calls	\$25.00 to City hospital
	\$40.00 to Riverview Mental Hospital

Any change in rates would affect the City's total subsidy. A one dollar increase per call would reduce the City's cost one dollar per call or about \$21,000 annually. Corresponding reductions of the subsidy could be expected of higher rate increases, although revenue collections may decrease with any substantial increase in rates. It is felt that any significant reduction in rates would tend to increase requests for service and have a detrimental effect on the level of service that could be provided with the established number of vehicles.

The foregoing report is to acquaint Council with the situation in respect of providing an ambulance service through Metropolitan under the current arrangement with Burnaby and New Westminster and the consideration by the other two municipalities of discontinuing participation in the subsidy of Metropolitan. The matter of revision of the cost sharing formula for the year ended March 31, 1973 requires Council approval.

I therefore recommend:

- (a) That the Director of Finance be authorized to conclude negotiations with Burnaby and New Westminster for Cost Sharing on the basis of Vancouver 76.48%, Burnaby 11.76% and New Westminster 11.76% for the years ended March 31, 1973 and 1974, and to report back to Council if such negotiations are unsuccessful.
- (b) That the current contract between Metropolitan and the City of Vancouver be extended by exchange of letters to March 31, 1974, with Vancouver contracting to accept 76.48% of the net costs of the operation, on the basis of the budget received from Metropolitan and costs as reflected in this report. The City's Internal Auditor reviews and adjusts Metropolitan's accounts to a basis acceptable to the Director of Finance.
- (c) That the contract contain a provision for cancellation or review should the Provincial Government take any action regarding the provision of ambulance service. With this in mind the exchange of letters should be to the satisfaction of the Corporation Counsel.
- (d) That the municipalities (other than Vancouver, Burnaby, New Westminster) availing themselves of Metropolitan's services on a casual basis, and at the expense of the three municipalities contracted to Metropolitan, be advised that henceforth they will be billed for and expected to pay for Metropolitan services at the full and unsubsidized cost, for all calls they place to Metropolitan. if Council agrees to this then the Municipal Councils of Burnaby and New Westminster should be so advised."

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
SOCIAL SERVICES

March 1, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, March 1, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick and Marzari

ALSO Mr. J. Denofreo, Representative of the
PRESENT: Provincial Department of Rehabi-
litation and Social Improvement

ABSENT: Alderman Linnell (Leave of Absence)

CLERK: M. Kinsella

The minutes of the meeting of February 8, 1973, were adopted.

RECOMMENDATION

1. Public Housing and the Community

Council, on January 23, 1973, referred this study, prepared by the Department of Social Planning, to this Committee for discussion of its findings, and the six (6) draft recommendations, which are:

"1. That a Recreation Development Board for public housing be struck, composed of equal representation from tenants and delegates from participating agencies. The Board should be funded annually by the three levels of government and interested agencies.

2. That a recreation and social development initiative fund be established, under the supervision of a Recreation Development Board, from which grants would be made to public housing tenant organizations and groups for recreation and social development purposes.

3. That two recreation development resource teams be established, each made up of (a) one community development worker; (b) one recreation worker; and (c) four tenant trainees. Their tasks will be to stimulate tenant development of recreation and social initiatives and to help tenants implement programmes. As the trainees become more competent, the professional workers should withdraw into a consultative role.

4. That housing for senior citizens be phased out of existing mixed projects as much as is practical and as other facilities are made available. Disposition of facilities currently occupied by senior citizens within mixed facilities should be examined in consultation with tenants to determine the best, most effective use of these resources for collective social, recreational or economic activities.

cont'd.

Standing Committee of Council on Social Services
March 1, 1973 2

Clause 1 continued

5. The development of public housing projects solely for low-income persons and families be discontinued and that all future subsidized housing for low-income people be included in public housing for middle-income groups and that direct subsidies be provided as an additional option for low-income families for home purchase or subsidized rent in other than public housing.

6. That the City and the Board of Parks and Public Recreation commission an independent study of public recreation to determine:

- (a) The extent and nature of general public usage of and satisfaction with community centres, community halls and community recreation programmes;
- (b) The extent to which community centre associations determine policy and programmes in response to diverse local needs;
- (c) The extent to which the present funding and management policy facilitates or limits the development of public recreation resources in the City;
- (d) The extent to which governing structures can and will ensure community control of existing or alternative facilities, programmes and resources."

The Committee had before it a summary of the study. Mr. D. Purdy, Department of Social Planning, gave an audio-visual presentation highlighting the salient points of the summary, following which there was a general discussion on the findings and recommendations contained in the summary of the Report "Public Housing and the Community". The Chairman indicated that this was the first of a series of meetings on this Report.

Ms. Cindy Walters, on behalf of the Vancouver Public Housing Tenants' Association, asked that the Association be given the opportunity to comment on the study, before any decisions are reached on the recommendations contained therein. The Committee agreed to defer action on these recommendations until it has received comments from the Vancouver Public Housing Tenants' Association. The Committee agreed to receive this Report.

RECOMMENDED that

Council receive the summary of the study "Public Housing in the Community" and that a Report Reference on the subject be given by the Department of Social Planning

cont'd.

Standing Committee of Council on Social Services	
March 1, 1973	3

INFORMATION

2. Classification Social Worker II
 Department of Welfare & Rehabilitation

A delegation from the Municipal & Regional Employees' Union, represented by Mr. R. C. Ross, Business Agent, and Mr. D. McDonnell, Social Worker I, filed the attached brief on advancement from Social Worker I in the Department of Welfare and Rehabilitation. The Union takes issue with the present Class Specification for Social Worker II, which lists university training as a required qualification. Many of the Social Workers I, employed by the Department, lack university training, and are, because of this, denied the opportunity of advancement to Social Worker II. The Union contends that extensive on the job experience and training should be taken as equivalent to formal training, and that the Class Specification for Social Worker II be changed to reflect this. Mr. Ross spoke to the Union's brief.

A letter from the B.C. Association of Social Workers, stating the case in favour of requiring registration under the Registered Social Workers Act of B.C., was introduced, and the Committee agreed to receive same.

During the ensuing discussion, the Committee heard comments from Miss Martin, B.C.A.S.W., and the Director of Welfare Services, on the need for professionally trained social workers in the Department, particularly in the Rehabilitation Section.

Following further discussion, it was

RESOLVED that this matter be referred back to the Director of Personnel Services for report to the Committee on a City training program for Social Workers I, II, III and IV in the Department of Welfare and Rehabilitation. It was

FURTHER RESOLVED that the Director of Personnel Services, in preparing this report, consider the input from the delegations present at this meeting, and the requirements for registration under the Registered Social Workers' Association of B.C.

(Alderman Pendakur joined the meeting at this point)

3. Chimo Tenants' Association Recreation Proposal

A delegation from the Chimo Tenants' Association, represented by Mrs. L. Rodrigues, Mrs. M. Guttridge and Ms. Cindy Walters, filed the attached brief.

Chimo Terrace Public Housing Project consists of two three-storey walk-up buildings, comprising 80 one- and two-bedroom units. The project houses approximately 70 children and there are a further 120 children, the majority under 12 years of age, in the immediate vicinity of the project. With the nearest park seven blocks away across a heavily trafficked street, most of the children from Chimo Terrace and the immediate neighbourhood either play in the parking lots behind the project or on the City-owned land on Wall Street, facing Chimo Terrace. To counteract this lack of recreation area, the Chimo Tenants' Association submitted the following recreational land proposals:

cont'd.

Standing Committee of Council on Social Service

March 1, 1973 4

Clause 3 continued

- "(a) City-owned land on Wall Street across from Chimo (Area 16, Lots #1, 2, 3, 4, 5, 6 and Area 18, Lots A and #1, 2, 3 and 4. This land to be used as an adventure playground and playing field for the older children.
- (b) The road area on Cambridge Street between the two project buildings to be closed off from the lane to Wall Street and developed into a tot lot and common ground.
- (c) The triangle bounded by Wall Street and Oxford Street and a lane which runs diagonally from the corner of Oxford and Lakewood Streets intersection to Dundas Street.

The Supervisor of Property and Insurance advised the City-owned land on Wall Street is now zoned 'light industry' and that the City presently had for consideration an offer to purchase. However, a decision on sale of this property is being reserved pending consideration of the Chimo Tenants' Association's request.

The Assistant Director of Planning and Community Development circulated a map, showing parks in the vicinity of Chimo Terrace. It was noted that the nearest park, Pandora Park, is too far away for the younger children to go there alone. The delegation stated that the land mentioned in their proposal is the only suitable land in the vicinity.

Mr. Ryan, on behalf of the Board of Parks and Public Recreation, stated there are no immediate plans to put in a park near this project.

A letter from the Department of Municipal Affairs, addressed to the Planning Department was introduced re the creation of a park and playground on the proposed lands. This letter indicated the Province would only be willing to pay a proportionate share of the cost, relative to the number of children occupying the public housing project and the number of children in the total neighbourhood, who could use the facility.

Following further discussion of possible alternatives, it was RESOLVED that the Director of Planning and the Supervisor of Property and Insurance

1. Look at the question of:

- (a) rezoning the City-owned land on the North side of Wall Street between the South side of Oxford Street and Cambridge Street, to enable its development as an 'Adventure Playground'. The closure of Oxford and Cambridge Streets, from Wall Street to the lane between Chimo Terrace, for development as 'Tot Lots';
- (b) the possibility of the City acquiring the two houses adjacent to the project situated on Wall Street, on the triangular piece of land South of Oxford Street and West of Lakewood Drive, for inclusion in the play area.

cont'd.....

Standing Committee of Council on Social Service
 March 1, 1973 5

Clause 3 continued

2. Submit a recommendation on whether the proposed play areas should be operated by the Vancouver Board of Parks and Recreation or the B.C. Housing Management Commission.

It was suggested to the delegation that they contact the Supervisor of Property and Insurance re interim use of the City-owned land for park purposes.

(Alderman Pendakur left the meeting at this point)

4. Social Assistance - Special Employee Services -
Extension of Community Service Program

The Committee had for consideration a report from the Director of Welfare Services on the above matter. After considerable discussion it was

RESOLVED to defer consideration of this report to a future meeting to allow the Director of Welfare Services the opportunity to discuss this program with the Vancouver Opportunities Program and Canada Manpower for report back to the Committee.

The meeting adjourned at 4:45 p.m.

REPORT TO COUNCILSTANDING COMMITTEE ON FINANCE & ADMINISTRATIONMARCH 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 1, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO
THE COMMITTEE: R. Henry

1. Park Board Operating Budget

Commissioner Cowie, Chairman of the Park Board, addressed the Committee advising that although he had requested it, he did not wish to pursue the matter of indemnity to Park Board members at this time, but he commented on a proposal that the Park Board manage its own financial affairs, rather than requesting Council to approve allocations from time to time. He was of the opinion that the per capita operating grant be managed entirely by the Park Board and only capital budget items be determined by Council. In this way the Commissioner felt that this would streamline the Park Board operations and save Council and officials time.

It was suggested that it would be similar to the budget provided to the Police Commission with respect to the operation of the Police Department. The Chairman of the Committee suggested that the consultants examine this proposal made by Commissioner Cowie for inclusion in the management survey.

2. Board of Administration Matters

(a) Title of Commissioner:

The Committee reviewed the matter of a title for Mr. Ryan; although Commissioner Ryan, who was present and had brought the matter up, had no strong preference and had left it for the consideration of the Committee. It was explained that the word Commissioner had different meanings depending on its use, i.e. Commissioner on the Park Board and Commissioner on the Auditorium Board. Mr. Ryan referred to the Municipal Act wherein the word 'Municipal Manager' was used and some municipalities had used the term, 'Chief Administrative Officer'.

Some members of the Committee were inclined to favour City Manager but after due consideration, it was resolved

THAT the matter of whether to change the title of Commissioner in the Board of Administration be deferred until there had been discussion with the Mayor and other members of Council.

(b) Appointment of Assistant to the Board of Administration:

The Committee considered the appointment of an Administrative or Executive Assistant to provide assistance during the year to the Board of Administration. This would involve the processing of routine reports to Council in Commissioner Ryan's absence, plus other administrative duties. The Board of Administration proposed that a position be established in the range of P.G. 26 (\$986-\$1185) to P.G. 30 (\$1185-\$1418), but subject to review by the Personnel Services Department.

Cont'd.....

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 2
MARCH 1, 1973

2. Board of Administration Matters (cont'd.)

(b) Appointment of Assistant to the Board of Administration (cont'd.,

Commissioner Ryan emphasized the need for such a person and spoke against a Department Head Joint Committee type of operation which had been in operation at one time but had proved to be too onerous for the officials and was not, in his opinion, good management to have such a screening or joint committee.

The Committee was of the opinion that the salary range proposed would not attract the applicants that the Committee felt should be in such a position and therefore, suggested that the Pay Range be in the P.G. 30 to P.G. 35 area.

After further consideration, it was RECOMMENDED

THAT the establishment of a position to provide assistance in the Board of Administration office, be approved in principle at a Pay Grade range from 30 to 35, the exact salary to be determined following a report from the Board of Administration on the duties for this position.

The Committee emphasized that the hiring of such a person would in no way reflect a return to the previous system of two Commissioners.

(c) Board of Administration By-law

The Committee considered the Board of Administration By-law and recommended

THAT the by-law be amended as follows:

- (I) Clause 3 - THAT this clause be changed to reflect one civic official with a further change to be made if the word Commissioner is altered.
- (II) Clause 6 - Subsection 1 (h) - delete
Subsection 1 (i) - delete
Subsection 1 (k) - delete
Subsection 1 (n-ii) - THAT in respect to the opening of tenders, this clause reflect that the Commissioner attend either in person or by delegating another person.

Subsection 1 (o) - THAT this clause be changed so that the Commissioner or his delegate attend all meetings of Council and its Committees and the Commissioner and his delegate may, at such meetings, speak to their reports and advise Council as to the technical, financial and administrative aspects of any other matter under consideration, but shall have no right to vote.
- (III) Clause 7 - Subsection D - delete as this item was dealt with by the Committee when amending the Procedure By-law.
- (IV) Clause 8 - Delete
- (V) Clause 9 - Delete

Your Committee further RECOMMENDS

THAT the Corporation Counsel prepare the necessary word change and amendment to the by-law for submission to Council.

Cont'd.....

(d) Accommodation for the Board of Administration

Commissioner Ryan explained that shortly there would be physical changes made in the offices on the north-west side of the third floor which is presently being occupied on a temporary basis by the Personnel Department. This is in preparation for the Board of Administration staff moving to this location. The Commissioner advised that revisions had been made to the original scheme because of changes made in the Board of Administration. The Committee was also advised that the present space occupied by the Board could be utilized as a Committee Room or in the case of an enlarged Council, offices for Aldermen.

The opinion was expressed by a member of the Committee that the Aldermen's secretaries be located in the space presently occupied by the Board of Administration when it vacates its offices and it was felt that this could be carried out on an experimental basis.

Commissioner Ryan explained that he was submitting this information concerning the renovations for INFORMATION in the event that there were objections to such a move by the Board of Administration after the work had commenced.

Resolved

THAT the foregoing report of the Board of Administration be received.

3. In-Camera Guidelines

At the last meeting of the Committee, Alderman Volrich agreed to submit a report on guidelines for those matters which should be handled In-Camera. The Committee considered the Alderman's report and it was stated that the following guidelines be applied in determining those matter that are appropriate for discussion In-Camera:

- (a) Personnel matters involving an individual whose continuance in his duties is to be discussed.
- (b) Property matters where a divulgence of the discussion will likely result in prejudice to the City.
- (c) Labour negotiations and legal matters where a divulgence of the discussion will likely result in prejudice to the City.

The Alderman stated that he was in favour of a screening committee reviewing the agenda of In-Camera items but felt that the Mayor should be included, although it was pointed out that an uneven number presented less problems insofar as voting on matters were concerned. The report also indicated that the Committee be appointed on the following basis:

- (A) There should at all times be approval of at least three or four members before the matter is dealt with "In-Camera". This means there must be alternate members of the committee who will be consulted in the absence of any one member.
- (B) If at any stage of the discussion it appears that the subject or certain aspects of it can in fact be dealt with in open council, and with no likelihood of prejudice to the city, the discussion should terminate and be referred to open council.

After further consideration and minor suggestions made, it was RECOMMENDED

THAT Alderman Volrich's report be approved in principle, but that it be revised for submission to Council and that there be an omnibus clause which would deal with special circumstances not covered by the guidelines.

4. Haro Park Site

At the last meeting of the Committee this matter was deferred for further consideration and in this regard the Director of Finance, the Acting Director of Planning and Mr. B. Wyatt of the Property & Insurance Department, addressed the Committee and by means of a coloured map, gave a history of the site which is located at Haro and Bute Street.

The park site was leased to the Federal Government, (Department of Veterans' Affairs) until December, 1972, at which time the non-conforming improvements on the site were demolished.

The site was released from the care and custody and management of the Parks Board by their Resolution, in January, 1970, "on the understanding that the proceeds from the eventual sale would be applied to the portion of Block 57, D.L. 185, which will accommodate the West-End Community and Recreation Centre." To this end, the City advanced \$350,000 for temporary funding of this development, on the basis that it would be reimbursed upon the sale of the site.

The estimated market value is, around \$350,000.

The matter was before the Committee for guidance and direction because of the City's proposed policy on land banking. It was explained that it was superfluous to park needs and that possibly three alternatives were, to sell it privately, to sell it to the Provincial Government for housing, or the City retain it.

The Committee, after considering the above alternatives RECOMMENDS THAT it be offered for sale to the Provincial Government for the purpose of the Government developing specified housing on the property and the Chairman and the Acting Director of Planning co-ordinate this proposal and subsequently report back on progress made.

5. Municipal Reference Branch Library

Alderman Gibson submitted a copy of correspondence sent to him by the Director of the Vancouver Public Library with respect to the setting up of a Municipal Reference Branch to the Public Library at City Hall. It was requested that the following expenditure be approved for a librarian, who is involved with the library in the Toronto City Hall, coming to Vancouver in an advisory capacity.

1-Toronto Library economy fare, Toronto-Vancouver return	\$244.00
2 nights Hotel Vancouver @ \$27.00	54.00
Estimated meal cost	20.00
Limousine - tips, etc.	10.00
Wages @ 3 days \$55.00	<u>165.00</u>
TOTAL	<u>\$493.00</u>

Alderman Gibson also recommended approval of the following expenditures in connection with a study of the Toronto Municipal Reference Library:

Air fare - economy Toronto - Vancouver return	\$ 244.00
30 days (Hilton rates @ \$25.00)	750.00
Meals @ \$12.00 per day	360.00
Limousine - tips, etc.	<u>25.00</u>
TOTAL	<u>\$1,379.00</u>

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 5
MARCH 1, 1973

Municipal Reference Library (cont'd.)

The Committee was also requested to consider the position of a librarian who would work under general supervision of the Head of the History and Government Division of the Central Library. In this regard, a memorandum was noted wherein the Personnel Officer of the Library had submitted a proposed classification and costs involved in engaging a librarian. The costs from April 1, 1973 to December 31, 1973 amounts to approximately \$10,445 and annual costs at 1973 rates, including fringe benefits, amounts to \$15,246. After further consideration the Committee RECOMMENDS

THAT the amount of \$493.00 be approved for the purpose of having a member of the Municipal Library in Toronto come to Vancouver to discuss the operation of a municipal library similar to the library in Toronto City Hall.

FURTHER THAT the position of Librarian II, Pay Grade 24 (\$1055-\$1155)* be established, effective April 1, 1973, for the purpose of setting up a Municipal Library at the City Hall, as a branch of the main Vancouver Public Library, at an estimated cost of approximately \$15,246 per year.

FURTHER THAT the classification be subject to the concurrence of the Vancouver Public Library Staff Association, Local 391, C.U.P.E.

The Committee took no action at this time with respect to Alderman Gibson's recommendation to send a Librarian to Toronto as mentioned previously.

* Includes 7% for 37½ hour week

The Committee adjourned at approximately 3:30 p.m.

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

March 8, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall, on Thursday, March 8, 1973, at approximately 3:45 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin

CLERK: D. Bennett

The following recommendation of the Committee is submitted to Council:

RECOMMENDATIONPacific National Exhibition

The Chairman advised that due to certain events that have taken place recently with respect to the Pacific National Exhibition, the original Terms of Reference for the Committee would not be followed, as a new course of action will now be necessary.

The Chairman submitted a position paper which dealt with the following general subjects:

1. P.N.E. Act, 1955 - General Comments
2. Some Subjects of Controversy:
 - (a) Location of Vancouver's Coliseum
 - (b) Hockey Involvement
 - (c) B.C. Jockey Club
3. P.N.E. Financing
4. Present Structure of P.N.E., under 1955 Act
5. Analysis of Present Situation
6. Review of Proposed Legislation
7. Comparison with Canadian National Exhibition Association

The position paper concluded with six recommendations.

- 1) That we consider a restructuring of the PNE along the lines of the CNE under the Ontario Act, which will ensure broad community representation both in the membership and the directorate, and avoid the element of political appointments.
- 2) If the Provincial Government will not await such a review, that the government be urged to amend its pending legislation, in respect of the appointed directors, to give authority to the City Council to make the necessary appointments. If this is not acceptable, then to permit directors to be selected by neither government but by representative organizations in the city who have an interest or participation in the activities or facilities of the PNE.

....Cont'd

Pacific National Exhibition Cont'd

- 3) That we recognize the fact that the Forum facilities should be considered as community facilities for the East Hastings Area, and that representatives of that community should be an important part of any body having authority over the use and operations of this facility.
- 4) That we further consider an arrangement between the City of Vancouver and the PNE similar to that between the CNE and the City of Toronto, whereby the PNE will have the exclusive use of the facilities for provincial fair purposes for the months of July, August and September. The PNE will then operate the facilities for the balance of the year on behalf of the city and all surplus revenues will go to the city. Alternatively, as suggested by the Mayor, that the City operate all physical facilities while the PNE runs the provincial fair, if this separation can be practically implemented.
- 5) That we emphasize that the PNE is an important part of our community and an important "showcase" for our province as a provincial fair, and that it is important that a careful examination be carried out of these alternatives before any legislation is brought into effect.
- 6) That the City of Vancouver make immediate representations to the Provincial Government accordingly.

The Committee discussed the position paper and after due consideration, it was

RECOMMENDED that the Chairman arrange, subject to Council approval, a meeting with the Honourable Robert A. Williams and the Attorney-General to discuss the matter of the P.N.E., using the position paper as a basis for the discussion.

It was agreed that the Chairman make minor revisions to his position paper and that it be forwarded to the Attorney-General and the Honourable Robert A. Williams prior to Alderman Volrich's meeting with them if Council agrees to such a meeting.

(As the Chairman will not have his revised position paper ready for Council this day, he will be speaking to this matter in Council)

DISTRIBUTED MONDAY

JOINT REPORT TO COUNCIL

529
H

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

8th March, 1973.

A meeting of the Standing Committees of Council on Civic and Community Development was held in the #1 Committee Room, City Hall on Thursday, 8th March, 1973, at 2.40 p.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt,
Marzari, Massey, Pendakur,
Rankin and Volrich.

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. West End Local Area Planning Programme

The Chairman opened the meeting and reviewed the previous action which had been taken by the Joint Meeting of the Standing Committees of Civic and Community Development which was held on the 8th February, 1973. The Committee noted that at the last meeting of the Civic/Community Development Committees, the following was passed:

- "(a) The approval of Council to the 'team work' approach to West End local area planning
- (b) That the Sections of the report dealing with staff and budgeting be referred to the Board of Administration for report back with alternatives
- (c) The approval of the establishment of a local area planning office in the West End as a base of operations for the team and the Director of Social Planning be instructed to report back to this Committee on suitable locations for the office."

Before the Committee at this meeting was the Report of the Board of Administration dated the 2nd March, 1973 which covered "West End Local Area Planning Programme Budget and Staff". The Report recommended:

- "1. The Board of Administration be authorized to approve the classifications of the following positions:

- 1 Clerk-Steno (20 month term)
- 1 Social Planning Analyst (20 month term)
- 1 Planner (20 month term)
- 1 Civil Engineer (20 month term)
- 1 Engineering Assistant (6 month term)

required for the project, (estimated completion date 31st December 1974) in addition to permanent staff assigned.

2. The additional funds for 1973 estimated at \$68,669.00 exclusive of rental and leasehold improvement costs, be authorized and included in departmental budgets as follows:

Social Planning	\$41,644.00
Planning	\$11,235.00
Engineering	\$15,790.00
	<hr/>
	\$68,669.00

and approval be given for necessary expenditure in advance of the 1973 Revenue Budget approval. "

The Report submitted for the consideration of your Committees the amount of \$16,525.00 for printing, publicity and information dissemination.

In speaking to the Report, the Board of Administration noted that they had reviewed very carefully the aspects of budgeting and staff for this programme and with the exception of the alternative noted in the Report, the Board advised that there was no other solution to what had been recommended.

The Members of the Committee discussed the Report and its proposals and noted that the proposed team did not have an economist and also that the economic study of the West End requested at a previous meeting of Council was an urgent matter. The Committee was advised that the staff expected to have a report on the economic implications of the re-zoning in the West End ready for Council in approximately three weeks' time. The report was expected to explain how rents might rise and should give an estimate of the increase in dollars per month per unit.

Another aspect of the whole matter discussed was the item of the Committees being given, when the programmes are submitted in detail, the implications of and the impact of these programmes in the various areas of concern to the Committee.

It was noted that the site office and the costs of renovation of the office for occupancy by the team were not included in this report and it was anticipated they would be available perhaps next week.

After further consideration and discussion your Joint Committees

RECOMMEND (1) The Board of Administration be authorized to approve the classifications of the following positions:

- 1 Clerk-Steno (20 month term)
- 1 Social Planning Analyst (20 month term)
- 1 Planner (20 month term)
- 1 Civil Engineer (20 month term)
- 1 Engineering Assistant (6 month term)

required for the project, (estimated completion date December 31, 1974) in addition to permanent staff assigned.

- (2) The additional funds for 1973 estimated at \$68,669.00 exclusive of rental and leasehold improvement costs, be authorized and included in departmental budgets as follows:

Social Planning	\$41,644.00
Planning	11,235.00
Engineering	15,790.00
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	\$68,669.00
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and approval be given for necessary expenditure in advance of the 1973 Revenue Budget approval.

FURTHER RECOMMEND that the matter of printing, publicity and information dissemination be deferred for one week.

Meeting adjourned at approximately 3.25 p.m.
